

IN RE: PETITIONS FOR SPECIAL HEARING, * BEFORE THE
 SPECIAL EXCEPTION & VARIANCES *
 NWC Altavue Road and Rolling * ZONING COMMISSIONER
 Road (911 & 913 Altavue Road) *
 1st Election District * OF BALTIMORE COUNTY
 1st Councilmanic District *
 Legal Owners: C. Godfrey Garvey * CASE No. 97-334-SPHXA
 and Joan Garvey *
 Contract Purchaser: Potomac *
 Healthcare Foundation, Ltd.
 Petitioner

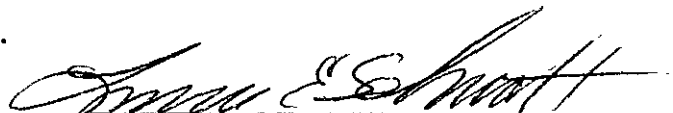
ORDER OF DISMISSAL

WHEREAS, the subject Petitioner/Contract Purchaser filed a Petition for Special Hearing, a Petition for Special Exception and Petition for Variance requesting various zoning relief. The Petition for Special Hearing requested 11 off street parking spaces for the proposed Community Care Center; Special Exception relief requested approval for a Community Care Center in a D.R.2 zone; and a number of zoning variances were requested from Section 1B01.1.B.1.c(i) of the Baltimore County Zoning Regulations (BCZR); and,

WHEREAS, a hearing on this matter was scheduled on March 17, 1997 at 11:00 A.M. in Room 118 of the Old Court House; and,

WHEREAS, a letter was received on March 14, 1997 from Thomas M. Meachum, Esquire, of Reese and Carney, LLP, attorneys representing the Petitioner, Potomac Healthcare Foundation, Ltd., Contract Purchaser, requesting withdrawal of the Petitions for the above noted address.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 18th day of March, 1997, that the Petitions for Special Hearing, Special Exception and Zoning Variance filed herein, be and the same is hereby DISMISSED without prejudice.



LAWRENCE E. SCHMIDT
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY

LES:mmm

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

March 14, 1997

Thomas M. Meachum, Esquire
Reese and Carney, LLP
10715 Charter Drive
Columbia, Maryland 21044

RE: Case No. 97-334-SPHXA
Petitions for Special Hearing, Special Exception and Variance
Legal Owner: C. Godfrey Garvey, et ux
Contract Purchaser: Potomac Healthcare Foundation,
Ltd., Petitioner
Property: 1911 and 1913 Altavue Road

Dear Mr. Meachum:

Attached hereto please find an Order of Dismissal regarding the above captioned matter. This case has been dismissed without prejudice.

Very truly yours,

A handwritten signature in cursive script, reading "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

att.

c: J. Carroll Holzer, Esquire, 305 Washington Avenue, Suite 502
Towson, Maryland 21204 (attorney for North Rolling Road Community
Association, et al)



| | | |
|-------------------------------------|---|---------------------|
| IN RE: | * | BEFORE THE |
| PETITION FOR SPECIAL EXCEPTION | * | ZONING COMMISSIONER |
| Rolling Road and Altavue Road | * | OF |
| 1st Election District | | |
| 1st Councilmanic District | * | BALTIMORE COUNTY |
| Potomac Healthcare Foundation, Ltd. | | |
| Petitioner | * | 97-334-SPHXA |

* * * * *

SUPPLEMENT TO PETITION

Potomac Healthcare Foundation, Ltd., Petitioner, by its attorneys Thomas M. Meachum and Reese and Carney, LLP, respectfully submits this Supplement in support of its Petition for Special Exception for a Community Care Center.

Program

The Petitioner, Potomac Healthcare Foundation, Ltd. ("Potomac"), is a non-profit tax exempt foundation, and an affiliate of Maryland Treatment Centers, Inc., which has a twenty year history of treating over 12,000 alcohol and drug dependent individuals. The purpose of this Special Exception Petition is to request permission to establish Potomac's Steppingstone program at the subject property to provide a residential setting for alcohol and/or drug dependent pregnant women and alcohol and/or drug dependent women with children not over the age of 10. No male clients would reside at this facility.

The purpose of the program is to provide women and their children with a structured, stable, and sober environment within which the mothers will experience positive reinforcement from learning to care for and have constructive interaction with their children, develop a better self-image, learn job skills and, from the mutual support

of others in the program, increase their potential to overcome their addictions and safely care for their children.

Property Description

The Community Care use will encompass two (2) lots adjacent to each other, whose addresses are 1911 and 1913 Altavue Road, near and at its intersection with N. Rolling Road. Both properties are zoned D.R.2. The property at 1911 Altavue Road is 1.047 acres, and the property at 1913 is 1.924 acres. The 1911 Altavue Road property is located at the corner of N. Rolling Road and Altavue Road, and the 1913 property is adjacent to 1911 on Altavue. The 1911 property is improved with a two-story home, and the 1913 property is improved by a one and 1/2 story home. There is extensive mature landscaping on the site (referring to the two lots collectively). Access for 1911 is off N. Rolling Road, and access for 1913 is through 1911, and also off of Altavue. Adjacent and vicinal properties are used for residential purposes. Catonsville Park, a county facility, is located across Rolling Road, east of the site. Parking is on or adjacent to the existing driveways within the site.

Property Use -- Property Changes

The only exterior changes to the site to accommodate the proposed use are: (1) the erection of a playground for the children; and (2) new paving for staff and visitor parking, although the total impermeable surface will be decreased by removal of excess driveway. No signage will be placed, nor will there be any external manifestations of any use other than residential. All of the existing landscaping will be retained, with the exception of

some vegetation at the egress point on Rolling Road (for the purpose of improving sight distance). Evergreen trees (6' height) will be added on the west side of the site to screen the new parking area.

Proposed Use -- Operations

The two structures will be used for different purposes supporting the use. The property at 1913 Altavue will be used for administrative/office purposes. During the office hours of 8:00 a.m. to 5:30 p.m., there will be a secretary, house manager, and clinical director within this location. All administrative work is exclusively for the Steppingstone program at this site.

The house at 1911 Altavue will be the residence facility for the mothers and their children. The maximum number of women and children present will be 20, although there are typically no more than 16. The children can not be over the age of 10 years. It is a requirement of this program that the mothers are off-site during the day in paid employment or, if the mother is in between jobs, they must be out performing community service work. School age children attend local schools, while those under school age are taken care of at the home by a child care worker.

Also present at the home during the day are one or two counselors and a full-time cook. The clients eat breakfast and dinner together, and are responsible for upkeep of the home. Counselling and educational programs are given at night when the clients return home. After 9:00 p.m., only one counselor is present who does not sleep while she is on duty. The clients are not permitted to leave the site once they return home, unless it is to attend an AA or NA meeting. Use of substances such as alcohol and drugs are

forbidden, and such use results in expulsion from the program. Clients are periodically tested to ensure that such substances are not used.

Visitors are permitted on the site only on the weekends between 12:00 noon and 5:00 p.m. Clients can occasionally receive weekend passes.

The clients rarely have their own cars, which makes this location so essential because of the easy access to public transportation. The three office workers will have their own cars, as will the counselors, cook, and child care worker. Ten (10) spaces are provided on site for these vehicles as well as any weekend visitors.

Deliveries to the site take two forms. One is infrequent trips made by UPS to deliver office supplies. The other is delivery of groceries and other household items once a week by a food service truck.

Other than the daytime office use and evening counseling and educational programs being provided solely for the residents, all other uses are those typical and ordinary for residential use.

Summary

All local governments have recognized, through special exception uses, the important role residential facilities like this play in assisting women in turning their lives around to become productive members of society, and in helping their children grow up in a positive environment. Community care centers are specifically permitted (through special exception application) in residential areas because the rehabilitation of individuals back into the community at large is best accomplished in a residential community setting.

This site, because of its size and already existing landscaping, presents an opportunity for the achievement of the laudable goals of a community care center in a setting that will not adversely affect adjacent and vicinal properties in any way. Further, the size of the site enhances its ability to absorb these women and children in a manner that promotes the residential family use on the site. The only discernible activity will be children playing in the playground area, the occasional deliveries, and minimal traffic. This proposal is a confluence of praiseworthy public policy and benign land use in conformity with the spirit and intent of the Zoning Regulations.

Respectfully submitted,

REESE AND CARNEY, LLP

A handwritten signature in dark ink, appearing to read "Thomas M. Meachum", is written over a horizontal line.

Thomas M. Meachum
10715 Charter Drive
Columbia, Maryland 21044
(410) 740-4600
Attorney for Petitioner

potomac.pet



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1911 and 1913 Altavue Rd., Catonsville, MD 21228

97-334-SPHXA

which is presently zoned D.R.2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Eleven (11) off street parking spaces for the proposed community care center.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Potomac Healthcare Foundation, Ltd.
(Type or Print Name)

William J. Roly, Exec. V.P.
Signature

3800 Frederick Road

Address

Baltimore MD 21229
City State Zipcode

Attorney for Petitioner:

Thomas M. Meachum, Reese and Carney, LLP
(Type or Print Name)

Thomas M. Meachum
Signature

10715 Charter Dr. (410) 740-4600
Address Phone No.

Columbia, MD 21044
City State Zipcode

Legal Owner(s):

G. Godfrey Garvey
(Type or Print Name)

G. Godfrey Garvey
Signature

Joan P. Garvey

(Type or Print Name)

Joan P. Garvey
Signature

3011 Woodberry Lane (410) 465-8000
Address Phone No.

Ellicott City, MD 21042
City State Zipcode
Name, Address and phone number of representative to be contacted

Attorney for Petitioner

Name

(410) 740-4600
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JRF DATE 2/7/97

334



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at

97-334-SPHXA

1911 and 1913 Altavue Rd., Catonsville, MD 21228

which is presently zoned

D.R.2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

A Community Care Center for the housing, counseling, supervision and rehabilitation of drug abusers who are not subject to incarceration or in need of hospitalization, pursuant to Article 1B, Section 1B 01.1C.6.a. This small scale facility would be operated by Potomac Healthcare Foundation, a private charitable organization certified by the Maryland State Department of Health and Mental Hygiene.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Potomac Healthcare Foundation, Ltd.
(Type or Print Name)

William J. Kelly
Signature

3800 Frederick Road
Address

Baltimore MD 21229
City State Zipcode

Attorney for Petitioner:

Thomas M. Meachum, Reese and Carney, LLP
(Type or Print Name)

Thomas M. Meachum
Signature

10715 Charter Dr. (410) 740-4600
Address Phone No.

Columbia MD 21044
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

C. Godfrey Garvey
(Type or Print Name)

C. Godfrey Garvey
Signature

Joan P. Garvey
(Type or Print Name)

Joan P. Garvey
Signature

3011 Woodberry Lane (410) 465-8000
Address Phone No.

Ellicott City MD 21042
City State Zipcode
Name, Address and phone number of representative to be contacted.

Attorney for Petitioner

Name
(410) 740-4600
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JRP DATE 2/7/97

MICROFILMED

334



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

1911 and 1913 Altavue Rd., Catonsville, MD 21228

97-334-SPHXA

which is presently zoned D.R.2

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Section 1 B01.1.B.1.c(1). The variances requested are indicated as Note 7 on the Plan, and a listing of those is attached to this Petition.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The structures are already in place, as is the driveway and portion of the parking for the proposed community care center use. The Petitioner will only be adding some parking to the site, that has to be located near the existing structures to serve as parking for those structures. The Petitioner desires to maintain the current residential nature of the property, and can do so only if it can use the houses as they are sited now. The hardship and** Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

**and practical difficulties are not created by the Petitioner.

Contract Purchaser/Lessee:

Potomac Healthcare Foundation, Ltd.
(Type or Print Name)

William J. Foley, Exec.V.P.
Signature

3800 Frederick Road
Address

Baltimore MD 21229
City State Zipcode

Attorney for Petitioner.

Thomas M. Meachum, Reese and Carney, LLP
(Type or Print Name)

Thomas M. Meachum
Signature

10715 Charter Drive (410) 740-4600
Address Phone No.

Columbia MD 21044
City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

C. Godfrey Garvey
(Type or Print Name)

C. Godfrey Garvey
Signature

Joan P. Garvey
(Type or Print Name)

Joan P. Garvey
Signature

3011 Woodberry Lane (410) 465-8000
Address Phone No

Ellicott City, MD 21042
City State Zipcode
Name, Address and phone number of representative to be contacted

Attorney for Petitioner
Name

(410) 740-4600
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: JRF DATE 2/7/97



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

ATTACHMENT TO PETITION FOR VARIANCE
SUBMITTED BY POTOMAC HEALTHCARE FOUNDATION, LTD.

1911 and 1913 Altavue Road, Catonsville, Maryland 21228

97-334-SPHXA

7. RTA Setbacks

Required: 50' upgraded, uncleared landscape buffer between project boundary and new dwellings.

Provided: 12'± to existing driveway along western boundary.
12'± to proposed parking near western boundary.
7'± to existing driveway along northern boundary.
40'± to existing structure near western boundary.

Required: 75' Setback to parking and structures.

Provided: 12'± to proposed parking near western boundary.
40'± to proposed parking (5 parking spaces at east side of 1911 Altavue) from northern boundary.
40'± to existing structure near western boundary.
60'± to existing structure (1911 Altavue) near northern boundary.
~~100'± to existing structure (1911 Altavue) near southern boundary.~~
60' to existing structure (1913 Altavue) from southern boundary.

Description

97.334 - 1/11/11

To Accompany Petition for Special Exception

2.97 Acre Parcel

South Side of Altavue Road

West Side of Rolling Road

First Election District, Baltimore County, Maryland



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

410 296 3333

Fax 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

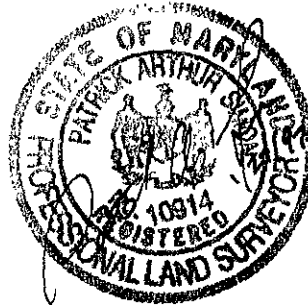
Beginning for the same on the west side of Rolling Road (70 feet wide) and being at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Rolling Road (70 feet wide), with the centerline of Altavue Road (50 feet wide) (1) Southerly 45 feet, and thence (2) Westerly 35 feet to the point of beginning, thence leaving said point of beginning and binding on the west side of Rolling Road, referring all courses in this description to the Grid Meridian established in the Baltimore County Metropolitan District, (1) South 05 degrees 44 minutes 00 seconds West 240.00 feet, thence leaving said road, and running the eight following courses and distances, viz (2) North 81 degrees 54 minutes 12 seconds West 183.96 feet, thence (3) South 12 degrees 29 minutes 56 seconds West 120.00 feet, thence (4) South 12 degrees 29 minutes 56 seconds West 77.25 feet, thence (5) North 72 degrees 10 minutes 00 seconds West 354.17 feet, thence (6) North 04 degrees 19 minutes 00 seconds West 103.50 feet, thence (7) North 78 degrees 18 minutes 02 seconds East 190.00 feet, thence (8) South 88 degrees 11 minutes 14 seconds East 112.92 feet, and thence (9) North 01 degree 48 minutes 46 seconds East 162.05 feet to intersect the south side of Altavue Road, thence binding thereon the two following courses and distances, viz (10) North 87 degrees 41 minutes 00 seconds East 276.42 feet, and thence (11) South 43 degrees 17 minutes

33 seconds East 19.67 feet to the point of beginning; containing 2.97 acres of land,
more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES
ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

January 27, 1997

Project No. 94149.A (L94149.A)



97-334-SHXA

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #97-334-SPHX
8832 Quentin Avenue
Steppingstone at Robin's Range
W/S Quentin Avenue, 620' S of East Joppa Road
9th Election District
4th Councilmanic
Legal Owner(s):
C. Godfrey Garvey and Joan Garvey
Contract Purchaser(s):
Potomac Healthcare Foundation, Ltd.

Special Exception: for a community care center.

Special Hearing: for 11 off-street parking spaces for the proposed community care center. **Variance:** to permit 12 ft. (more or less), 7 ft. (more or less, and 40 ft. (more or less) in lieu of 50 feet up-graded, uncleared landscape buffer between project boundary and new dwellings, to permit 12 ft. (more or less), 4' 6" (more or less), and 60' (more or less) in lieu of 5 foot setback to parking and structures.

Hearing: Monday, March 17, 1997 at 11:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

2/30/97 Feb. 20 C121658

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/20, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/20, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

032321

No.

ALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Feb 7 1997 ACCOUNT E-001-615.000

AMOUNT \$ 650.00

RECEIVED From: Reese and Company

FOR: 02 Variance } Max. fee
04 SPH
05 X
ITEM # 334
Taken by: JPF

ULADONNUSLONCHRC
SA 6002-42PM02-07-97
\$650.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

CERTIFICATE OF POSTING

RE: Case No.: 97-334-SPHX

Petitioner/Developer: B.G. GARVEY, ETAL
KEESE & CARNEY % JILL BENSON, ESQ.

Date of Hearing/Closing: 3/17/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

JILL - F-653-9164

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #1911 & #1913 ALTA VUE ROAD
AND ALSO #306 N. ROLLING ROAD PER REQUIREMENTS
OF P.D.M.

The sign(s) were posted on REVISED PER ZONING 2/25/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/28/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 646-8354

ZONING NOTICE

Case #: 97-334-SPHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE: ROOM 113, OLD COURTHOUSE

TIME & DATE: MONDAY, MARCH 17, 1997 AT 11:00 A.M.

SPECIAL EXCEPTION:
FOR A COMMUNITY CARE CENTER
SPECIAL HEARING:

FOR 11 OFFSTREET PARKING SPACES
FOR THE PROPOSED COMMUNITY CARE
CENTER #1911 & #1913 ALTA VUE ROAD

ALSO SEE OTHER SIGN FOR VARIANCE
ITEM -#334 - SAME LOCATION

334

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-334 - SPH XA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: To approve 11 off street parking spaces
for the proposed community care center.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

334

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-334-SPHX

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A community care center

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

334

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 07-334-SPHXA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: To allow setbacks of 7', 12', 12' and 40' for
uncleared landscape buffer in lieu of the required 50'.
And to allow 12' and 40' setbacks for parking
in lieu of 75' and lastly to allow 60' (1911), 40' (ex.)
and 60' (1913) building setbacks in lieu of 75'

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

~~334~~
~~#324~~

SPH

✓

X

✓

Variance Sec. 1B01.1.B.1.c (1) RTA setbacks

DATE AND TIME:

REQUEST: To allow setbacks of 7', 12', 12' and 40' for
uncleared landscape buffer in lieu of the required 50'.
And to allow 12' and 40' setbacks for parking
in lieu of 75' and lastly to allow 60' (1911), 40' (ex.)
and 60' (1913) building setbacks in lieu of 75'.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 334

Petitioner: C. Godfrey Garvey

Location: 1911 and 1913 Ditavue Road, Catonsville, Md. 21218

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Thomas M. Meridum Reese and Carney

ADDRESS: 10715 Charter Drive, Columbia, Maryland 21044

PHONE NUMBER: 410-740-4600

AJ:ggs

(Revised 09/24/96)

TO: PUTUXENT PUBLISHING COMPANY
2/20/97 Issue - Jeffersonian

Please forward billing to:

Thomas M. Meachum
Reese and Carney, LLP
10715 Charter Drive
Columbia, MD 21044
740-4600

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-334-SPHX4
8632 Quentin Avenue
Steppingstone at Robin's Range
W/S Quentin Avenue, 620' S of East Joppa Road
9th Election District - 4th Councilmanic
Legal Owner(s): C. Godfrey Garvey and Joan Garvey
Contract Purchaser(s): Potomac Healthcare Foundation, Ltd.

Special Exception for a community care center.

Special Hearing for 11 off-street parking spaces for the proposed community care center.

Variance to permit 12 ft. (more or less), 7 ft. (more or less), and 40 ft. (more or less) in lieu of 50 feet upgraded, uncleared landscape buffer between project boundary and new dwellings; to permit 12 ft. (more or less), 40 ft. (more or less), and 60 ft. (more or less) in lieu of 75 foot setback to parking and structures.

HEARING: MONDAY, MARCH 17, 1997 at 11:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 19, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-334-SPHX/

~~8632 Quentin Avenue~~

Steppingstone at Robin's Range

~~W/S Quentin Avenue, 620' S of East Joppa Road~~

9th Election District - 4th Councilmanic

Legal Owner(s): C. Godfrey Garvey and Joan Garvey

Contract Purchaser(s): Potomac Healthcare Foundation, Ltd.

Special Exception for a community care center.

Special Hearing for 11 off-street parking spaces for the proposed community care center.

Variance to permit 12 ft. (more or less), 7 ft. (more or less), and 40 ft. (more or less) in lieu of 50 feet upgraded, uncleared landscape buffer between project boundary and new dwellings; to permit 12 ft. (more or less), 40 ft. (more or less), and 60 ft. (more or less) in lieu of 75 foot setback to parking and structures.

HEARING: MONDAY, MARCH 17, 1997 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: C. Godfrey Garvey
Potomac Healthcare Foundation, Ltd.
Thomas M. Meachum, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 2, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 27, 1997

CORRECTED NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-334-SPHXA
1911 and 1913 Altavue Road
Steppingstone at Robin's Range
NWC Altavue Road and Rolling Road
9th Election District - 4th Councilmanic
Legal Owner(s): C. Godfrey Garvey and Joan Garvey
Contract Purchaser(s): Potomac Healthcare Foundation, Ltd.

Special Exception for a community care center.

Special Hearing for 11 off-street parking spaces for the proposed community care center.

Variance to permit 12 ft. (more or less), 7 ft. (more or less), and 40 ft. (more or less) in lieu of 50 feet upgraded, uncleared landscape buffer between project boundary and new dwellings; to permit 12 ft. (more or less), 40 ft. (more or less), and 60 ft. (more or less) in lieu of 75 foot setback to parking and structures.

HEARING: MONDAY, MARCH 17, 1997 at 11:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: C. Godfrey Garvey
Potomac Healthcare Foundation, Ltd.
Thomas M. Meachum, Esq.
John Callahan
Stewart Bennett

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 2, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Shaw

| | | |
|---------------------------------------|---|-----------------------|
| IN RE: PETITIONS FOR SPECIAL HEARING, | * | BEFORE THE |
| SPECIAL EXCEPTION & VARIANCES | * | |
| NWC Altavue Road and Rolling | * | ZONING COMMISSIONER |
| Road (911 & 913 Altavue Road) | * | |
| 1st Election District | * | OF BALTIMORE COUNTY |
| 1st Councilmanic District | * | |
| Legal Owners: C. Godfrey Garvey | * | CASE No. 97-334-SPHXA |
| and Joan Garvey | * | |
| Contract Purchaser: Potomac | * | |
| Healthcare Foundation, Ltd. | * | |
| Petitioner | | |

ORDER OF DISMISSAL

WHEREAS, the subject Petitioner/Contract Purchaser filed a Petition for Special Hearing, a Petition for Special Exception and Petition for Variance requesting various zoning relief. The Petition for Special Hearing requested 11 off street parking spaces for the proposed Community Care Center; Special Exception relief requested approval for a Community Care Center in a D.R.2 zone; and a number of zoning variances were requested from Section 1B01.1.B.1.c(i) of the Baltimore County Zoning Regulations (BCZR); and,

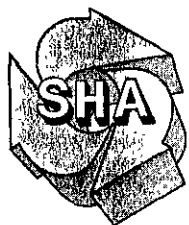
WHEREAS, a hearing on this matter was scheduled on March 17, 1997 at 11:00 A.M. in Room 118 of the Old Court House; and,

WHEREAS, a letter was received on March 14, 1997 from Thomas M. Meachum, Esquire, of Reese and Carney, LLP, attorneys representing the Petitioner, Potomac Healthcare Foundation, Ltd., Contract Purchaser, requesting withdrawal of the Petitions for the above noted address.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 18th day of March, 1997, that the Petitions for Special Hearing, Special Exception and Zoning Variance filed herein, be and the same is hereby DISMISSED without prejudice.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER OF
BALTIMORE COUNTY



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 2-21-97
Item No. 334 JRF

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

John Alexander

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: February 26, 1997

FROM: *[Signature]* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for February 28, 1997
Item Nos. 320, 323, 324, 325, 331,
and 334

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: February 28, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
Location: DISTRIBUTION MEETING OF FEBRUARY 24, 1997.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

THE ABOVE APPLIES TO THE FOLLOWING ITEM NUMBERS:

319, 322, 326, 327, 328, 329, 330, 334, AND 335

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



B A L T I M O R E C O U N T Y, M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and Development Management

DATE: March 13, 1997

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 1911 & 1913 Altavue

INFORMATION:

Item Number: 334
Petitioner: Potomac Healthcare Foundation, Ltd.
Property Size: 2.97 acres
Zoning: DR 2
Requested Action: Deny special exception, special hearings and variance.
Hearing Date: 3/17/97

The property in question, described as 1911 and 1913 Altavue Road, is located at the southwest corner of Rolling Road and Altavue Road and contains approximately 2.97 acres zoned DR 2 . Robin's Range, the house at 1911 Altavue Road was listed on the Baltimore County Preliminary Landmarks list on 12/12/96. The Baltimore County Landmarks Commission will review the development proposal on 3/13/97 and may send supplemental comments to the Zoning Commissioner.

The petition requests a Special Exception for a Community Care Center for a maximum of 20 drug and/or alcohol dependent women and their dependent children as well as numerous variances to residential transition area (RTA) setbacks and buffers and a Special Hearing for off street parking in a DR zone. The site is located within a Community Conservation Area, in an area that was rezoned during the 1992 Comprehensive Zoning Map process (CZMP Issue 1-015) from DR 3.5 to DR 2 in an effort to protect the community from the detrimental effects of infill development not in keeping with the character of the area.

It is the opinion of this office that the preferred land use for the site is a single family residential use. A plan was approved for the overall site of 3.92 gross acres on 10/3/95 for 3 lots which is a reasonable land use.

It is the opinion of this office that the proposed community care center will be detrimental to the health, safety, welfare of the area, will result in overcrowding the site and will cause traffic congestion. Specifically the site is situated in the midst of the single family residential neighborhood of North Rolling Road and Colonial Gardens. The existing driveway on Rolling is only 25' from

TO: Arnold Jablon, Director, PDM
FROM: Arnold F. 'Pat' Keller, III, Director, PO

Altavue Road and will cause traffic congestion, exacerbated by left turn movements on to Rolling Road. The eleven parking spaces may actually be inadequate to serve the use dependent on the number of cars in use by the residents and staff.

The RTA variances are of particular concern. The purpose of the RTA setbacks and buffers was to establish an appropriate transition between off site single family residences and a dissimilar more intensive land use when located within 150' of the tract boundary. Instead of a 50' ungraded, uncleared landscape buffer, 12' has been provided to the existing driveway and parking area near the western boundary, 40' to the existing house at 1913 Altavue and 7' to the existing driveway along the northern boundary. The diminished buffer is not acceptable, an adequate width should be provided between the parking lot and Community Care facility and lot 5 Furnary Property. Additionally, the required RTA setback of 75' has not been met with 12' to parking along the western boundary, 40' to the 5 parking spaces east of 1911 Altavue, 60' to 1911 Altavue near the northern boundary and 60' to 1913 Altavue near the southern boundary. The magnitude and sheer number of the variances indicates a layout that is not suited for the site and does not begin to meet RTA standards and intent.

SUMMARY OF RECOMMENDATIONS:

It is the opinion of this office that the S.E. and variances should not be granted, the hardship and practical difficulty are self imposed and the use will be detrimental to health, safety and welfare of the area.

Prepared by:

Mara Little

Division Chief:

Dennis Wertz for Gary Kerns

AFK/DI:lsn

February 28, 1997

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: HEARING OFFICER
RE: 97-334-SPHXA

FROM: Gwendolyn Stephens, PDM
PHONE - X 3391, MAIL STOP - 1105, E-MAIL - GWEN

SUBJECT: Property location

1) Information for the Notice of hearing was taken from the Agenda, I did not have the actual file. Pursuant to the Agenda prepared the property under petition is listed as follows:

"8632 Quentin Avenue, W/S Quentin Avenue, 620' S of East Joppa Road".

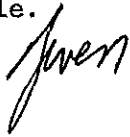
2) A Corrected Notice of Hearing, being the addresses 1911 and 1913 Altavue Road, as noted on the petition forms and plats, has been forwarded to the principals and to Mr. John Callahan and Mr. Stewart Bennett.

3) Signs were timely posted on Lots 1 and 2, the Altavue Road properties under petition.

4) Neighbors called and stated they felt that the sign should be on 306 N. Rolling Road (Lot 3). Also there is a letter in the file from a Roberta Spicer making that statement. Carl Richards asked me to contact the sign poster and have him move the signs, pursuant to Ms. Spicer's letter.

5) Pat moved one of the signs to Rolling Road. This way the property under petition will remain posted and the neighbors will also be satisfied.

6) On Tuesday of this week, a woman called and spoke with Jun, she stated that her address was 1911 Altavue. Jun and I asked Darryl Putty to check it out and supply something in writing for the file.



March 4, 1997

7) On March 3, 1997, Darryl supplied copies of correspondence to the property owners informing them that the new addresses for these properties, effective immediately, is now 1907 and 1909 Altavue Avenue. I note that the tax account numbers on the correspondence is not the same as that on the plat.

8) This needs to be sorted out, so that are records can be changed. Please advise.



PETITION PROBLEMS

#331 --- JCM

1. Need attorney - legal owner is incorporated.
2. Sign form incorrect.

#332 --- JRF

1. Not marked "floodplain" on folder.

#333 --- RT

1. No telephone number for legal owner.
2. No sign form in folder.

#334 --- JRF

1. Need typed name and title of person signing for contract purchaser.
2. Sign forms incorrect.

#335 --- RT

1. Sign form incorrect.

RECEIVED

February 14, 1997

| | | |
|-------------------------------------------|---|-----------------------|
| RE: PETITION FOR SPECIAL HEARING | * | BEFORE THE |
| PETITION FOR SPECIAL EXCEPTION | | |
| PETITION FOR VARIANCE | * | ZONING COMMISSIONER |
| 8632 Quentin Avenue (Steppingstone at | | |
| Robin's Range), W/S Quentin Avenue, | * | OF BALTIMORE COUNTY |
| 620' S of East Joppa Road | | |
| 9th Election District, 4th Councilmanic | * | |
| Legal Owner(s): C. Godfrey Garvey and | * | CASE NO. 96-334-SPHXA |
| Joan Garvey | | |
| Contract Purchaser(s): Potomac Healthcare | * | |
| Foundation, Ltd. | | |
| Petitioners | * | |
| * * * * * | | |

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of March, 1997, a copy of the foregoing Entry of Appearance was mailed to Thomas M. Meachum, Esq., Reese and Carney, 10715 Charter Drive, Columbia, MD 21044, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 3, 1997

Mr. & Mrs. C. Godfrey Garvey

3011 Woodberry Lane
Ellicott City, MD 21042

Re: Election District: 1
Subdivision: Furnary Property
Book & Folio No.: 45/14

Lot Number: 6
Tax Account No.: 22-00-027627
Permit No.: N/A

Dear Mr. Garvey:

Upon receipt of this notice:

The property known as 1911 Altavue Avenue
will be known as 1907 Altavue Avenue.

This number is assigned in accordance with the provision of Title 31, Section 31-1 (3), 1988 edition of the Baltimore County Code, and supersedes the number which may have been previously assigned.

Notice of the new assignment is hereby sent to the U. S. Post Office, Maryland Department of Assessments, Baltimore County Police and Fire Departments, Baltimore City Water Department, Baltimore Gas and Electric Company, Bell Atlantic, and other public agencies.

If an improvement is under construction on the property, it is the responsibility of the owner to notify the builder and/or contractor to revise the address on all permits (electrical, plumbing, etc.) taken out for the improvements.

* PLEASE NOTE - THIS CHANGE IS EFFECTIVE IMMEDIATELY. HOWEVER, THE POST OFFICE WILL CONTINUE TO DELIVER YOUR MAIL TO BOTH ADDRESSES FOR ONE YEAR FROM THE DATE OF THIS LETTER.

This letter supercedes previous change of address letter dated 12/8/95.

Sincerely yours,

A handwritten signature in black ink that reads "D. C. Flowers".

David C. Flowers, Project Manager
House Numbers and Street Name Section
(410) 887-3710





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 3, 1997

Mr. & Mrs. C. Godfrey Garvey

3011 Woodberry Lane
Ellicott City, MD 21042

Re: Election District: 1
Subdivision: Furnary Property
Book & Folio No.: 45/14

Lot Number: 6
Tax Account No.: 22-00-027626
Permit No.: N/A

Dear Mr. Garvey:

Upon receipt of this notice:

The property known as 1913 Altavue Avenue
will be known as 1909 Altavue Avenue.

This number is assigned in accordance with the provision of Title 31, Section 31-1 (3), 1988 edition of the Baltimore County Code, and supersedes the number which may have been previously assigned.

Notice of the new assignment is hereby sent to the U. S. Post Office, Maryland Department of Assessments, Baltimore County Police and Fire Departments, Baltimore City Water Department, Baltimore Gas and Electric Company, Bell Atlantic, and other public agencies.

If an improvement is under construction on the property, it is the responsibility of the owner to notify the builder and/or contractor to revise the address on all permits (electrical, plumbing, etc.) taken out for the improvements.

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Sincerely yours,

David C. Flowers, Project Manager
House Numbers and Street Name Section
(410) 887-3710



February 26, 1997

Mr. Carl Richards, Supervisor
Zoning Office
Baltimore County Court House
Room 111
111 W. Chesapeake Avenue
Towson, Md., 21204

Re: Case 97 - 334 - SPHA
97 - 334 - SPHX

Dear Mr. Richards,

I want to confirm our telephone conversations of February 24 and February 25, 1997, regarding the above cases. The property involved in these matters is referred to on the two zoning notices as 1913 - 1911 Altavue Road, and these zoning notices are displayed on Altavue Road.

This property, known as Robins Range, is actually facing N. Rolling Road. The Catonsville Post Office confirmed to me today that Robins Range is, in fact, located at 306 A N. Rolling Road and 306 B N. Rolling Road. I spoke with Mr. Lenny Schultz, the mail carrier for this property.

It would seem that variances and exceptions are being sought for property that does not exist! There is a present house known as 1911 Altavue Road but that is NOT the property being sought for the rehab center or office. 1911 is a private home and is not part of these proceedings. There is no address known as 1913 Altavue Road!

These two zoning notices have been on the Altavue side of the property for at least five days to date, and so far have not been properly displayed. I believe that zoning notices must be erected at least 15 days prior to the hearing, which in this case is March 17, 1997. It would appear that this has not been done.

I would appreciate your placing this letter in the above case file for future validation, if necessary.,

Thank you.

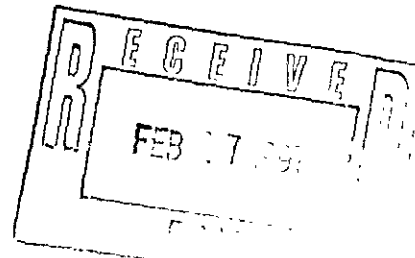
Very truly yours,

Roberta Spicer

Roberta Spicer (Mrs.)
1902 Altavue Road
Baltimore, Md., 21228
(410) 744 - 7317

2/27/97

TO GCS
2/28/97



Guar.
Make sure this
is correct! UCR

why 2 #'s
See me

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: 97-334-SPHXA

FROM: Gwendolyn Stephens, PDM
PHONE - X 3391, MAIL STOP - 1105, E-MAIL - GWEN

SUBJECT: Property Location

1) Information for the Notice of Hearing was taken from the Agenda, I did not have the actual file. Pursuant to the Agenda prepared the property under petition is listed as follows:

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6) On Tuesday of this week, a woman called and spoke with Jun, she stated that her address was 1911 Altavue. Jun asked Darryl Putty to check it out and supply something in writing for the file.

A handwritten signature in cursive script, appearing to read "Gwen", is located at the bottom center of the page.

97-1126

DAVID A. CARNEY
DANIEL H. SCHERR
DAVID C. HJORTSBERG
LAURENCE B. RABER
P. TYSON BENNETT
KEVIN J. KELEHAN
THOMAS M. MEACHUM
JUDITH S. BRESLER
JEFFREY A. KREW
MICHAEL S. MOLINARO
L. ROLAND STURM
JOAN M. BECKER
CONWELL F. SAPP
SUSAN E. BEASLEY
MARY C. REESE
CATHLEEN F. WARD
MANISHA S. KAVADI

REESE AND CARNEY, LLP

ATTORNEYS AT LAW
10715 CHARTER DRIVE
COLUMBIA, MARYLAND 21044

(410) 740-4600
WASHINGTON AREA
(301) 621-5255

BALTIMORE FAX (410) 730-7729
WASHINGTON FAX (301) 621-5273

THE PARKWAY BUILDING
200 HARRY S. TRUMAN PARKWAY
SUITE 302
ANNAPOLIS, MARYLAND 21401
(410) 573-2001

255 N. WASHINGTON STREET
SUITE 505
ROCKVILLE, MARYLAND 20850
(301) 762-6210

OF COUNSEL
CHARLES A. REESE

March 14, 1997

HAND DELIVERED

Clerk
Baltimore County Dept. of Permits
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: *Case No. 97-334-SPHX*
1911 and 1913 Altavue Road
Potomac Healthcare Foundation, Ltd.

Dear Clerk:

Please be advised that the Petitioner, Potomac Healthcare Foundation, Ltd., withdraws its Petitions for Special Exception, Variance and Special Hearing regarding the above-referenced matter. Please note that the hearing is scheduled for Monday, March 17, 1997.

If you should have any questions, please do not hesitate to contact me.

Very truly yours,

REESE AND CARNEY, LLP



Thomas M. Meachum

TMM/jb

cc: Mr. David Ennis
Mr. Godfrey Garvey
Helen Lann, M.D.
Ms. Melanie Moser

CONFIDENTIAL

21228

Stewart Bennett
104 N Kellogg Rd

CONFIDENTIAL

21228

John Callahan
2026 Johnson



3-13-97
Dear Sir:
Writing to express my total disapproval
of the proposed CASE 97-334-SHPXA.

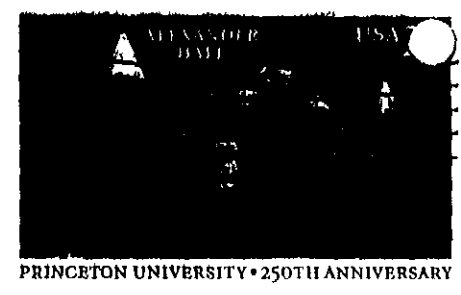
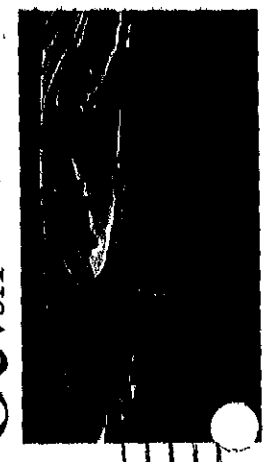
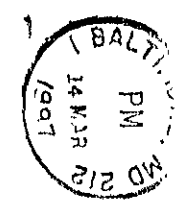
Locate this project in HOWARD Co.-
in a non residential area, also.

Sincerely,
Cecilia Aguirre
123 Rockwood Ave.
Catonville, Md 21228

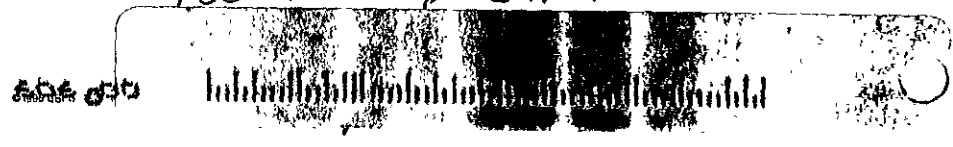
2 Mile
near Rockwood Rd.
E. on 112

Young Commission's Office
Lawrence E. Schmidt,
Young Commission
400 Washington Ave Room 112

USA 20



Lawrence E. Schmidt
Zoning Commissioner
400 Washington Ave.



March 12, 1997

RE: Case 97-334-SHPXA

Dear Sir:

Once more your commission is given
the opportunity to further the desecration
of Catonsville as a preferred residential
area, but I believe your indignant opponents
to that furtherance are ready to fight with
whatever legal means possible to frus-
tra such egregious callousness. P. A. Bux

Zoning Commissioner's Office
Mr. Lawrence E. Schmidt, Zoning Commissioner
400 Washington Av.
Room 112
Towson, Md. 21204

March 14, 1997

Reference Case 97-334-SHPXA.

Dear Mr. Schmidt,

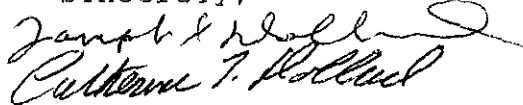
This letter is in protest to the above referenced case.

The Catonsville community has many facilities that care for the needs of both Baltimore County and Catonsville residents. To name a few; state hospital mental health clinic, home for battered children, ReVisions, health house, help up missions inc. plus many assisted living homes as well as retirement homes for over 2000 people.

With the above in mind, this community and Baltimore County does not need Howard County to locate their facility for recovering substance abuse victims and dependent children at Robins Range on Rolling Rd. This historic site with only 3 1/2 baths and small rooms is not suitable for housing 8 women and up to 12 children. Additionally, it is estimated that property values will be affected negatively by a minimum of ten percent with a resultant decrease in the tax base.

Regardless of the legal precedents that Potomac Healthcare and Howard County provide for your consideration, we believe this facility can be more appropriately located not only in Howard County but in a location in keeping with this type of operation.

Sincerely,



Joseph S. Dollard
Catherine T. Dollard
1904 Edmondson Av.
Catonsville, Md. 21228-4230

March 15 1997

Lawrence E. Schmidt, Zoning Commis.
400 Washington Ave.
Room 112
Towson, Md. 21204

Case #: 97-334-SHPXA

Dear Mr. Schmidt,

My husband and I have lived in Colonial Gardens, Catonsville for 44 years. Needless to say we have been happy in this location, altho, thru the years there have been many changes.

In the early years we felt we lived in the country, but gradually the traffic became tremendous and shopping centers etc. appeared.

The main purpose of this letter is to tell you we oppose the Potomac Health care proposal to have the "Robins Range" home turned into a home for women & their children who are recovering from drug/alcohol dependency. At the Improvement Association meeting of Feb. 28 there were no members in favor of such an idea.

2.

- We feel arise this in: -
1. a Howard Co. program the home
and certainly should be located in that
County
 2. Our property values will
certainly be affected.
 3. Water run-off in that area is a
concern
 4. Our state neighborhood will
have more traffic on Rolling Road,
Beltway Ave. + Waverland Rd.
 5. There will no doubt be an impact
on schools in Catonsville.
 6. We already have many Community
Care Centers for people in need.
- We would appreciate any help you
could give this matter. Potomac Health
Care must be stopped from placing
such a home here in Calverton (Hollers).
It really belongs in Howard County.
Since it is one of their programs.
Thanks so much for any help
you could give.

Yours truly,
Mrs. Florence E. Borth
Edward W. Borth

321 Waveland Rd.
Catonsville, Md. 21228
410-747-5119

March 13, 1997

Zoning Commissioner's Office
Lawrence E. Schmidt, Zoning Commissioner
400 Washington Ave.
Room 112
Towson, MD 21204

Re: Case # 97-334-SHPXA - Potomac Healthcare Steppingstone Program

Dear Mr. Schmidt:

We are writing to let you know that we OPPOSE the proposed zoning changes in case # 97-334-SHPXA. Our neighborhood is a residential community and we believe it is not appropriate to locate this business within it. The Steppingstone program does not belong in a residential neighborhood.

The Robin's Range property is located on Rolling Road which is already overburdened with heavy traffic. This facility would cause an unacceptable increase to the congested road. As I'm sure you are aware, this property is located less than ½ mile from the Route 40/Rolling Road intersection which has been rated by the State Highway Administration as unacceptable in terms of traffic congestion. We currently have great difficulty exiting our neighborhood at many times of the day. The location of this business at this site would only aggravate this already unacceptable situation.

We are also concerned about the impact of this facility on the existing storm water runoff situation in our neighborhood. The drainage basin for the unnamed tributary which enters the Patapsco River immediately upstream from the intersection of River and Thistle Roads begins in the area north of Beverly Road. This Robin' Range property is located directly uphill from this area. Currently our backyards are subject to flooding during and immediately after storm events. The increased runoff caused by any increase in impervious areas on Robin's Range will only aggravate this situation. I assume that parking lots and other modifications will need to be made to the property to accommodate this business. Have these issues been addressed?

Finally, I want to make you aware of the situation in our community schools. They are already overcrowded and CANNOT accommodate existing students, much less those potentially added by the location of this business. I think it is obvious that the Howard

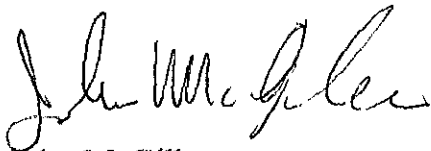
County school system should be forced to bear the burden of these students - not our community.

The Catonsville Senior Center and the Parkside Assisted Living Residence are already located across the street from Robin's Range. We do not want more of these community care centers located in our neighborhood. We strongly urge you to vote AGAINST the proposed zoning change. This is a Howard County program and it should stay in Howard County.

Sincerely,



Karen McGillen



John McGillen

404 Roanoke Drive
Catonsville, MD 21228

Carol S. Molloy

March 10, 1997

Office of Baltimore Co. Zoning Commissioner
400 Washington Avenue, Room 112
Towson, Md 21204
Attn: Mr. Lawrence Schmidt

Case# 97-334-SHPXA

Dear Mr. Schmidt:

The purpose of this letter is to convey my thoughts to you regarding the conversion of the residential property known as Robin's Range to a women's addiction halfway house using state granted monies administered through Howard Co.

The impact on the several neighborhoods surrounding Robin's Range is severe. Immediately in front of the property on North Rolling Road there already is a traffic bottleneck on weekends as well as during the daily rush hours. The area already has a school over population problem and additional children add to that problem, particularly because the variety of ages will change yearly as the estimated stay for each resident is less than one year. It is also my understanding that when Mr. Garvey applied to planning and zoning for subdivision of the property to build homes, there was a concern about water runoff to the adjacent properties on Beverly Road. According to the plan for this project, there will be a parking lot and a playground constructed on the land. Will there not be a problem with water runoff with this construction???

I recognize that group homes are here to stay; however, there are already two group homes in the immediate area. I am not taking a NIMBY approach as I have never complained about these facilities. However, we are taking care of our Baltimore County residents, so let's advise Howard County to take care of their residents and those with whom they choose to share this grant from the State of Maryland.

Very truly yours,

Carol S. Molloy
Carol S. Molloy

311 Waveland Road
Baltimore, MD 21228

March 11, 1997

Lawrence E. Schmidt, Zoning Commissioner
Zoning Commissioner's Office
400 Washington Avenue - Room 112
Fountain, Maryland 21004

Case #: 97-334-SHPXA

Dear Sir:

My husband and I wish to go on record that we very much disapprove the rezoning of the property at Bolling Rd and Altavue Ave. known as Robin's Range.

We are a residential community and do not feel that a Community Care Center such as "Steppingstone" belongs in Colonial Gardens. Such a center will not only create additional traffic problems on Bolling Rd. but many other problems as well which, I am sure, you are aware of. Please take into consideration the consequences to our community in making your decision.

Very truly yours,
James A. Killen
1927 Altavue Avenue
Fountainville, Md. 21028

March 11, 1997

Governor Parris N. Glendening
100 State Circle
Annapolis, Md. 21401

Dear Governor Glendening:

I know that you are very busy with important state issues at this time, but the problem that we are having in our neighborhood just might set a precedent.

The Colonial Gardens residents in Catonsville have been told that a half-way house for recovering alcoholic mothers and their children is going to be established in our neighborhood because the Howard County officials cannot find a suitable place in Howard County.

There are many reasons why we object and I am sure you will hear them from other residents. I am only dwelling on two salient points:

1. Howard County placing this facility in Baltimore County. with state funds.
2. The inappropriateness of the location for such a facility.

We were told that these people would use public transportation. To get to this transportation they will have to walk a block down Rolling Road, on which the traffic is horrendous and without sidewalks. As I use Rolling Road almost daily, I have carefully looked for pedestrians during the past month. There are none. The people of Catonsville know better than to walk on this road.

As a former employee of Spring Grove Hospital, I know first-hand the recidivism of this disease. There is a Giant within walking distance. To get there, they would have to pass right by a liquor store. Or they could go the other way to Edmondson Avenue to the drug store which also sells liquor.

I truly feel sorry for these women, and most especially the children. I just think that for the safety of all, particularly the children, it is a bad location.

Warmest regards and thanks for listening.

Mary S. Riesner
Mary S. Riesner 410-744-3428
2024 Edmondson Avenue
Catonsville, Maryland 21228

cc: Martin P. Wasserman, M.D., J.D., Secretary, Department of
Health and Mental Hygiene

C.A. Dutch Ruppertsberger, County Executive, Baltimore County

✓ Lawrence E. Schmidt, Zoning Commissioner, Baltimore
County.

Charles E. Ecker, County Executive, Howard County

Dr. Joyce Boyd, Health Officer, Howard County

P.S. The Hearing is scheduled for Monday, March 17 in Towson.

97-1126

DAVID A. CARNEY
DANIEL H. SCHERR
DAVID C. HJORTSBERG
LAURENCE B. RABER
P. TYSON BENNETT
KEVIN J. KELEHAN
THOMAS M. MEACHUM
JUDITH S. BRESLER
JEFFREY A. KREW
MICHAEL S. MOLINARO
L. ROLAND STURM
JOAN M. BECKER
CONWELL F. SAPP
SUSAN E. BEASLEY
MARY C. REESE
CATHLEEN F. WARD
MANISHA S. KAVADI

REESE AND CARNEY, LLP

ATTORNEYS AT LAW

10715 CHARTER DRIVE

COLUMBIA, MARYLAND 21044

(410) 740-4600

WASHINGTON AREA

(301) 621-5255

BALTIMORE FAX (410) 730-7729

WASHINGTON FAX (301) 621-5273

THE PARKWAY BUILDING
200 HARRY S. TRUMAN PARKWAY
SUITE 302
ANNAPOLIS, MARYLAND 21401
(410) 573-2001

255 N. WASHINGTON STREET
SUITE 505
ROCKVILLE, MARYLAND 20850
(301) 762-6210

OF COUNSEL
CHARLES A. REESE

March 14, 1997

HAND DELIVERED

Clerk
Baltimore County Dept. of Permits
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Case No. 97-334-SPHX
1911 and 1913 Altavue Road
Potomac Healthcare Foundation, Ltd.

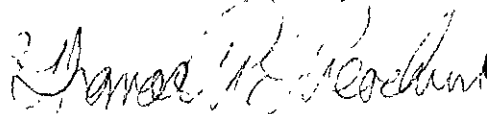
Dear Clerk:

Please be advised that the Petitioner, Potomac Healthcare Foundation, Ltd., withdraws its Petitions for Special Exception, Variance and Special Hearing regarding the above-referenced matter. Please note that the hearing is scheduled for Monday, March 17, 1997.

If you should have any questions, please do not hesitate to contact me.

Very truly yours,

REESE AND CARNEY, LLP



Thomas M. Meachum

TMM/jb

cc: Mr. David Ennis
Mr. Godfrey Garvey
Helen Lann, M.D.
Ms. Melanie Moser

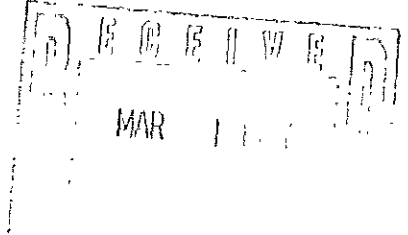


LAW OFFICES
J. CARROLL HOLZER, PA
THOMAS J. LEE
J. HOWARD HOLZER
1907-1989

TOWSON OFFICE
305 WASHINGTON AVENUE
SUITE 502
TOWSON, MD 21204
(410) 825-6961
FAX: (410) 825-4923

97-1062
CARROLL COUNTY OFFICE
1315 LIBERTY ROAD
ELDERSBURG, MD 21784
(410) 795-8556
FAX: (410) 795-5535

3/11/97
g
of
March 10, 1997
#7003



Hand Delivered

Arnold Jablon, Director
Permits and Development Management
County Office Building
Towson, Maryland 21204

RE: 97-334-SPH-XA

Dear Mr. Jablon:

I have today been retained by the North Rolling Road Community Association, Colonial Gardens Improvement Association and individual John L. Schneider to enter my appearance in the above captioned matter.

Therefore, I respectfully request that the above hearing scheduled for **Monday, March 17, 1997**, be postponed and rescheduled for a later date, due to a conflict in my schedule and further, that I need time to prepare an appropriate case. If you need to call me, I can be reached at 825-6961.

Very truly yours,


J. Carroll Holzer

JCH:alt

cc: North Rolling Road C.A.
Colonial Gardens I.A.
J. Schneider
L. Schmidt, Z.C.

CA\LETTERS\ARNJAB.LTR

*Monday
March 17
1997*

2017 OLD FREDERICK ROAD
CATONSVILLE, MARYLAND
21228-4120

PHONE 410 747-3855

RE: ZONING CASE # 97-334SPHX
MARCH 4, 1997

PUBLIC ZONING COMMISSIONER

DEAR SIR,

THIS IS A REQUEST TO HAVE THE ABOVE CASE TURNED DOWN FOR THE FOLLOWING REASONS:

THE NEW OWNERS ARE PLANNING A LARGE BLACK TOP PARKING AREA, BUT ARE NOT PLANNING ANY WAY TO GET RID OF THE WATER RUN-OFF, THIS WAS ONE THING THAT HELP DEFEATE IT THE FIRST TIME.

CARS ENTERING ROLLING ROAD FROM THIS PARKING AREA WILL ADD TO THE CONGESTION THAT ALL READY EXISTS ON ROLLING ROAD.

CARS GOING INTO THE PROJECT OFF OF ALTAVUE ROAD WILL BE GOING THUR COLONIAL GARDENS DEVELOPMENT FROM EDMONDSON AVENUE OR OLD FREDERICK ROAD, IN THE GENERAL AREA OF WHERE OUR CHILDREN PLAYING.

WHY SHOULD OUR SCHOOLS WHICH ARE ALREADY CROWDED, BE ADDED TO BY TRANSIT CHILDREN FROM OTHER AREAS.

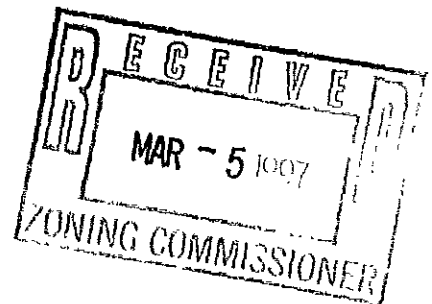
HOW WILL EIGHT (8) WOMEN USE THREE (3) BATHROOMS IN THE MORNING AND GET TO WORK ON TIME, ALONG WITH THE TEN (10) OR TWELVE (12) CHILDREN GETTING UP WITH THEIR MOTHERS..

HOPE THIS REQUEST IS DENNIED SO COLONIAL GARDENS DOES NOT HAVE MORE HOMELESS PEOPLE AND THEIR PROBLEMS IN OUR NEIGHBORHOODS.

SINCERELY YOURS,

Wesley E. West
WESLEY E. WEST

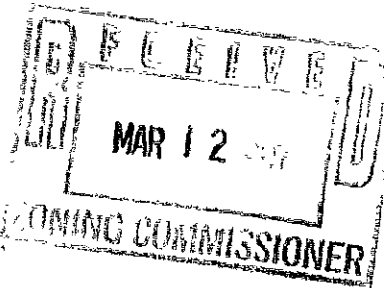
Mr. Wesley E. West
2017 Old Frederick Road
Catonsville MD 21228-4119



Ms. ch 8, 1997

TO: Lawrence E Schmidt, Zoning Comm.
Hos Washington Ave.
Room 112
Lawson, Md, 21204

Case # 97-334-SH PXA



Dear Sir:

We have lived in Colonial Gardens for nearly 30 years, and plan to continue to do so. It is a very nice Residential Community - we have a number of young people with small children in addition to those of us who have progressed through Child Rearing & now look forward to peace & quiet.

Adding a drug treatment center to a tract of land directly adjacent to this neighborhood is not acceptable, especially in view of the fact that this

is a Thamond County report. I
would certainly think that would
be the available land in Thamond
County, since could be made available
all there. While this property
is close to Route 40 - there is
nothing near - residential on
that side of Rolling Rd.
The topographic patterns alone would
be a problem.

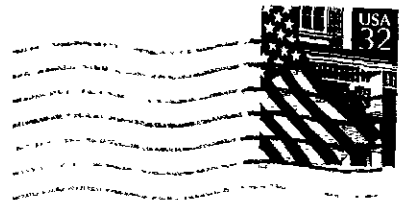
I am really in support of
these programs, but not in residential
areas.
I would appreciate your
careful consideration in this
matter.

Thank you -

M.K. Cook
323 GERRARD RD.
Buck. Md.
2/12/28



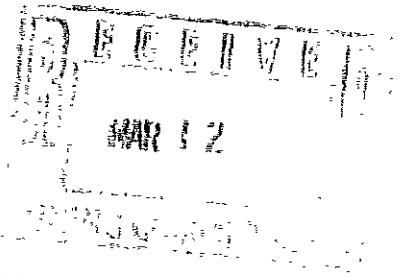
M. Cook
323 Grafton Rd.
Baltimore, MD 21228-4212



Mr. Lawrence E. Schmidt
Zoning Commissioner
400 Washington Ave.
Room 112
Baltimore, Md. 21204

21204/4606 00

-1-



Zoning Commissioner's Office
Lawrence E. Schmidt, Zoning Commissioner
400 Washington Ave.
Room 112
Gowson, Md 21204

Case #92-3345hpXA

Dear Commissioner,

I am writing to voice my concerns regarding the Potomac Health Care Proposal at Robins Range, located at the corner of Rolling Rd and Altaville Ave. I am a current resident in this residential neighborhood and I am extremely concerned regarding additional traffic patterns this proposal would cause at this Rolling Rd Corridor.

Our neighborhood has many children whose lives are now in jeopardy with the volume of traffic due to numerous Community Care Centers already located in this area.

Another major concern is the

water run off due to the creation
of a parking lot and play ground.
This would have a major negative
impact on the lower level homes
in the area

I urge you not to allow
this rezoning and I am hopeful
this program can find a home in a
more appropriate setting.

Yours Truly

Michael M. Quinn

Michael M. Quinn

1916 Rockwell Ave

Balto. Md 21228

1934 Altavue Rd
Catonsville, Md. 21228
(410) 788-2081
March 7, 1997

Zoning Commissioner's Office
Lawrence E. Schmidt, Zoning Commissioner
400 Washington Avenue
Room 112
Towson, Md. 21204

Dear Mr. Schmidt,

I know you are a busy man, but PLEASE, PLEASE, PLEASE read my letter. My husband and I live in a community called Colonial Gardens in Catonsville, Md. We have lived here for 6 ½ years. It is a lovely community. We bought this house (our first) not long after we were married. Since moving here, we have been blessed with two beautiful daughters.

Less than two weeks ago, all of the residents of my community were notified that plans were underway to move a drug and alcohol rehabilitation center into a home on my street. News of this both shocked and saddened me. My highest concern is for the safety of my children. How will a drug and alcohol treatment center, placed in the middle of a residential neighborhood, affect my children and my neighbor's children? Common sense tells me that this is not a good thing.

The program, called "Steppingstone" would be for women (some pregnant) 18 and over and their children. Up to 8 women and 12 children would be living in the house. Any one family would remain for 6 to 9 months. The program would be run by Potomac Healthcare, funded by the State through the HOWARD COUNTY health department (incidentally, Catonsville is in BALTIMORE COUNTY). The program, which is currently run from motel locations, has a success rate of about 43% (or 33% if you count the women who have not completed the program).

Mr. Schmidt, I am a compassionate person, and I understand that these people need help. But a treatment center, such as this, does not belong in the middle of a residential neighborhood. With drug and alcohol addiction comes depression and various other mental disorders. And the poor children of these women most certainly suffer from emotional problems as well. As much as I pity these children, I am fearful of the negative effects they could have on my own children as they ride the same bus to school each day. I am sure there are countless more suitable locations for this treatment center which would not be in a neighborhood with so many young, hard working families.

My husband and I have already decided that if this treatment center comes to Altavue Rd., we, sadly, will leave. This brings up the next problem. Who will buy a house which has a residential drug and alcohol treatment center on the same street? We most certainly would not have moved here if this place had existed 6 ½ years ago. Research indicates that the value of our home would drop by 25% if Steppingstone

moved to Altavue Rd. My husband, Bill, and I bought this house 6 ½ years ago for \$131,000.00. We completely depleted our savings to make the initial down payment and cover closing costs for this house. Before the news of the drug and alcohol treatment center came two weeks ago, the selling price for homes in our neighborhood was relatively the same as it was 6 ½ years ago. Mr. Schmidt, we simply cannot afford to lose \$32,750.00. Between our current mortgage, car payments, and various other bills associated with keeping our family happy and healthy, we have not saved up the large amount of money needed to buy another home right now.

On March 17, 1997, there will be a zoning hearing in Towson, Md. to permit this residential location to be used as a Community Care Center. Please, Mr. Schmidt, help us to keep Steppingstone out of our neighborhood. As this is a Howard County program, this center most definitely belongs in Howard County.

Thank you for your time and your support.

Sincerely,

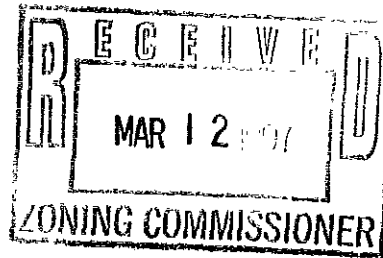
A handwritten signature in cursive script that reads "Rosaire Protzman".

Rosaire Protzman

Zoning Commissioner's Office
Lawrence E. Schmidt, Zoning Commissioner
400 Washington Ave
Room 112
Towson MD 21204

March 9, 1997

Reference: Case 97-334-SHPXA



Mr. Schmidt,

I am writing to you out of concern for the Colonial Gardens community and the larger Catonsville community. I believe that the proposed "Steppingstone" program that Potomac Healthcare is considering placing at the intersection of Rolling Rd. and Altavue Ave. is **NOT** in the best interest of the community. Potomac's plan includes residential housing for 8 women and up to 12 children, administrative office space, and on site staff. I believe that Potomac's plan places a rather large and unfair burden on the immediate community for many reasons:

1. Rolling road traffic is already quite heavy on this section of road. Adding any type of non-residential, multi-occupant, dwelling and office space will only add to the traffic problems we already have. Additionally, Patomac Healthcare is placing their entrance on Altavue Ave., this will increase non-residential traffic on a quiet, residential road creating an unsafe situation for families and children who reside on Altavue Ave.

2. Experience in other areas and consultation with a housing appraiser has shown that residents of the surrounding area can expect an immediate DROP in home value of 10% and an additional drop of 15% or more in the following years. This will have a significant financial impact on over 500 nearby homes.

3. Potomac has informed us of their plans to use local schools and social services. This is a particularly unfair burden on the Catonsville residents considering this is a Howard County program intended primarily for Howard County residents.

I am especially opposed to being the recipient of the burden (financially and socially) of a Howard county problem. I believe this is a worthwhile program but that this program does not belong in ANY community, particularly one where the negative impact on all of the current residents is so great. I urge you to consider denying the zoning changes that Patomac Healthcare has proposed.

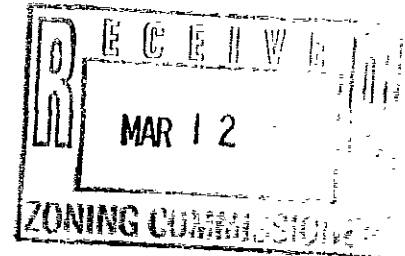
Sincerely,

Daniel Eisenreich
1915 Rockwell Ave
Catonsville, MD 21228

March 8, 1997

Lawrence E. Schmidt, Zoning Commissioner
400 Washington Avenue, Room 112
Towson, Md. 21204

Ref: Case # 97-334-SHPXA



Dear Mr. Schmidt,

As residents of the community, we are concerned about the proposed zoning change for the property located at North Rolling Rd. and Altavue Ave.. This property is currently zoned residential, The proposed usage is for a Community Care Center. This proposal includes up to twenty residents, administrative offices and a 12 car parking lot.

This section of Rolling Rd. is single lane in each direction and already heavily congested. A Community Senior Center and a Professional office building currently exist within 300 feet of this property. On a daily basis, both bring many additional vehicles into this community. Administrators, Residents, and deliveries would only overtax an already congested area.

The participants in this program are being selected through the Howard County Health Services. Why should Baltimore County be burdened with congestion and educational costs for children involved? Since the program involves the people of Howard county, that seems the logical placement for this proposed Center.

We urge you to reject this proposed zoning change and keep the property for residential use only. We see no positive reasons for the establishment of this Center in our community.

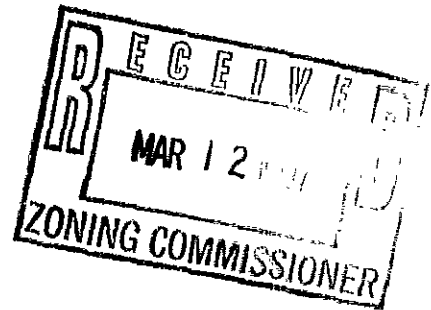
Sincerely,

Robert B. Kolleck
Mary S. Kolleck

Robert B. and Mary S. Kolleck
1921 Rockwell Avenue
Catonsville, Md. 21228

March 6, 1997

Lawrence E. Schmidt, Zoning Commissioner
400 Washington Avenue
Room 112
Towson, MD 21204



Dear Mr. Schmidt,

I am writing as a resident of the Catonsville neighborhood of Colonial Gardens to express my hope that Howard County Health Addictions Department will reconsider the choice of our neighborhood for a group home for the Steppingstone program.

Our community is a very close community of single family homes, a fair number of which are still occupied by original purchasers who purchased back in the 50's and 60's when it was built out. West Catonsville is a traditional community of low turnover, high stability and close neighborly relations. Recently our neighborhood has been turning over at a higher rate as the older people move on to retirement homes, nursing homes or die.

With the increasing turnover has come a sudden pressure to accommodate "group homes." In the past year, two properties in our neighborhood have been converted to: (1) an assisted living home for elderly and handicapped people; and (2) a group home for developmentally disabled young adults. These were former single family homes that were snapped up and converted without input or consideration from immediate neighbors or the surrounding community. The "Robin's Range" property is immediately across Rolling Road from the first and is but 6 houses away from the second.

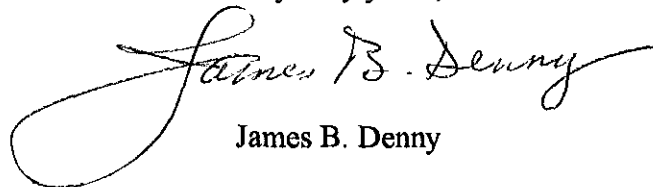
We are very concerned with this trend and feel that our community has been somehow singled out for group home conversions. In addition, "Robin's Range" is an historic property. Built in 1805, it was known as "Rollingside" for most of its nearly 200 years. The home is sited on the high ground, was, and still is a prominent landmark. We would very much like it to remain a single-family residence, in the spirit of Old Catonsville. The Catonsville Historic Society is conducting an initial study to have it listed on the National Register of Historic Sites.

Our civic association members are strongly in favor of retaining Robin's Range as a single family home and feel that the owner has not made sufficient efforts to sell the property at a fair market price. We also feel strongly that Howard County should not be exporting its social service facilities to Baltimore County. We feel that the impact of a third group home in our immediate neighborhood will be deleterious to our community.

Finally, we are hopeful that the quality-of-life issues, our neighborhood's character and our property valuation concerns rate as issues of importance within your powers as Zoning Commissioner.

Please do not hesitate to call or write to me personally--or to have a member of your staff contact me--to discuss these matters in detail.

Very truly yours,

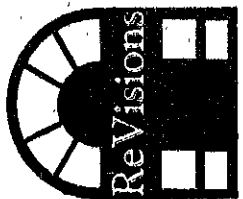
A handwritten signature in cursive script that reads "James B. Denny". The signature is fluid and elegant, with a large, sweeping initial "J".

James B. Denny

James B. Denny
407 Wrenleigh Drive
Catonsville, MD 21228
(410) 719-1429 (home)
(410) 965-6506 (work)

ReVisions

BEHAVIORAL HEALTH SYSTEMS



Post Office Box 21059 20 Winters Lane Catonsville, Maryland 21228 410/747-4492 FAX-410/747-7960

March 14, 1997

Mr. Lawrence E. Schmidt
Zoning Commissioner
400 Washington Ave.
Room 112
Towson, MD 21204

Re: Case 97-334-SHPXA

Dear Mr. Schmidt:

I am writing to give my organization's unqualified support for Potomac Healthcare's Stepping Stone project which is proposed for South Rolling Road in Catonsville.


Actually, though, the question of support or opposition is moot here. In 1988 Congress passed the Fair Housing Amendments Act. As a part of that act the disabled were added as a protected class. Included in that class are those who are **recovering** from alcohol or drug abuse. If I am not mistaken, this is the target population for Stepping Stone.

The proposed residents are, then, covered by the Fair Housing Amendments Act of 1988. The law deems a group of individuals with disabilities needing supportive residential environments as a single family. Unless there are County zoning or land use issues that the County would apply to other single families in the same zone, then the County cannot impose such requirements, restrictions etc. on Stepping Stone. Nor can community opposition to the project be a determinate for allowing individuals to move into the community residence of their choice.

These matters of law have been supported numerous times in many U.S. courts, even to the point of supporting the siting of nursing homes for frail elderly in residential zones. There isn't an issue here, except for the education of ill-informed community groups.

Thank you for your consideration in this matter.

Sincerely yours,


Scott Graham, MBA, CMHA
President & CEO

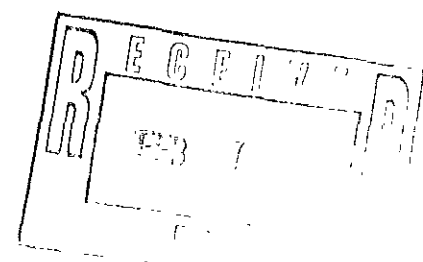
cc Beth Pepper



97-874

2/27/97

to GCS
2/28/97



February 26, 1997

Mr. Carl Richards, Supervisor
Zoning Office
Baltimore County Court House
Room 111
111 W. Chesapeake Avenue
Towson, Md., 21204

Re: Case 97 - 334 - SPHA
97 - 334 - SPHX

Dear Mr. Richards,

I want to confirm our telephone conversations of February 24 and February 25, 1997, regarding the above cases. The property involved in these matters is referred to on the two zoning notices as 1913 - 1911 Altavue Road, and these zoning notices are displayed on Altavue Road.

This property, known as Robins Range, is actually facing N. Rolling Road. The Catonsville Post Office confirmed to me today that Robins Range is, in fact, located at 306 A N. Rolling Road and 306 B N. Rolling Road. I spoke with Mr. Lenny Schultz, the mail carrier for this property.

It would seem that variances and exceptions are being sought for property that does not exist! There is a present house known as 1911 Altavue Road but that is NOT the property being sought for the rehab center or office. 1911 is a private home and is not part of these proceedings. There is no address known as 1913 Altavue Road!

These two zoning notices have been on the Altavue side of the property for at least five days to date, and so far have not been properly displayed. I believe that zoning notices must be erected at least 15 days prior to the hearing, which in this case is March 17, 1997. It would appear that this has not been done.

I would appreciate your placing this letter in the above case file for future validation, if necessary.,

Thank you.

Very truly yours,

Roberta Spicer (Mrs.)
1902 Altavue Road
Baltimore, Md., 21228
(410) 744 - 7317

Charles Herbert
1917 Rockwell Avenue
Catonsville, Maryland 21228

Zoning Commissioners Office
400 Washington Avenue
Room 112
Towson, Maryland 21204
Attn: Mr. Lawrence E. Schmidt

97-334-SHPXA
3/17/97

Dear Sir;

I write to you to express my strong opposition regarding a zoning change request case to be presented on March 17th, 1997. The property involved is located at the intersection of N. Rolling Road and Altavue Road in the Colonial Gardens community, Case #97-334-SHPXA.

As a resident of this community, I have concerns about the impact of having Potomac Healthcare move a drug and alcohol rehab center into this location. The program is for Howard county women and their children and should be kept in that county.

Reasoning for my strong opposition includes;

- 1) Rolling Road is a small 1 lane in both direction road that cannot endure any increased traffic volume as a result of this facility.
- 2) The proposed parking lot on the property will create a large amount of waste water overflow onto adjoining properties.
- 3) Currently this section of the county has a large number of public service buildings surrounding our community (example; Catonsville Senior Center, Parkside Retirement Home, Md. State home for the handicapped, etc.), which may lower our property values if continued Community Care Centers are created.
- 4) The increase of children that will be attending our already crowed school system that are not county residents. Baltimore County will be picking up the bill to educate these children and will not be receiving any revenues from it.
- 5) Since no security will be regulating this site, it will not be comfortable for our children to play outside with the safe and secure feeling that they currently enjoy.

In conclusion the bottom line is that this is a Howard County program and Potomac Healthcare is scrambling to do everything they can to prevent loosing the funding from the state. It is apparent that they do not care where the location is or how it will affect the community. This is due to the terrible job they did conducting a community input meeting last week. Please consider these facts and my opposition when you hear this case to help keep our residential neighborhood the great place it has always been.

Thank you for your attention to this matter,



| | | | |
|-----------|---------------------|---------|----------------------|
| To | LAWRENCE SCHMIOT | From | ALBERT + ANNE HEROLD |
| Co./Dept. | ZONING COMMISSIONER | Co. | |
| Phone # | | Phone # | 410-788-6156 |
| Fax # | 410-887-3468 | Fax # | |

3/13/97

TO: LAWRENCE E. SCHMIOT

ZONING COMMISSIONER

FROM: ALBERT + ANNE MARIE HEROLD

1907 FREDERICK RD

CATONSVILLE, MD 21228-5507

RE: STEPPING STONE PROGRAM

CASE 97-334-SHPXA

WE WOULD LIKE IT TO BE KNOWN
THAT WE OPPOSE THE USE OF ROBIN'S RANGE
LOCATED AT N. ROLLING RD + ALTAVUE AVE.
AS A COMMUNITY CARE CENTER.

WE REALIZE THERE IS A NEED FOR
THIS TYPE OF PROGRAM, BUT IT DEFINITELY
DOES NOT BELONG IN A RESIDENTIAL
AREA. ALSO, ANOTHER JURISDICTION SUCH
AS HOWARD COUNTY SHOULD KEEP THEIR
SERVICES IN THEIR OWN COUNTY.

THESE RESIDENTIAL AREAS OF
CATONSVILLE SHOULD NOT BE ZONED FOR
ANYTHING OTHER THAN RESIDENTIAL.

THERE IS TOO MANY BUSINESS TYPE
OPERATIONS INFILTRATING ON OUR
RESIDENTIAL NEIGHBORHOODS ALREADY.

GOVERNMENT NEEDS TO UNDERSTAND
THAT HOMEOWNERS HAVE RIGHTS TOO.

THANK YOU.

A REPLY WOULD BE APPRECIATED.

Albert & Marie Herold

March 6, 1997

Leslie M. LaBrecque
1911 Altavue Road
Baltimore, MD 21228

Lawrence E. Schmidt, Zoning Commissioner
400 Washington Avenue
Room 112
Towson, MD 21204

97-234-5 SHPXA
3/17/97

Dear Sir:

This letter is in reference to Case #: 97-334-SHPXA. I am a resident of the first election district and of Colonial Gardens, site of the proposed drug/alcohol rehabilitation center to be managed by Potomac Health Network. I am aware of the law concerning the fair housing act which prohibits discrimination and thus would allow this facility to go forward. However, there are already two elderly citizen homes and a retarded male citizen home in our block and it is grossly unfair for this *density* of non-residential use homes to be imposed on our community, or any other community for that matter. My neighbors and I worked long, hard and honestly to own the modest homes in our neighborhood and we do not deserve the burden of a 10 to 25% drop in property values, if this project goes forward.

Many Howard County lots have stipulations such that if a lot of land is available for \$300,000, the improvements to the land must meet or exceed \$500,000. The county health department surely could not afford to take over any properties as these. Just because we don't make that kind of income, does not mean we do not have the same rights to protect our property values from deflation. Moreover, just because we don't have the kind of monetary and political influence to maintain the type of neighborhood that others in Howard and Baltimore counties enjoy, does not mean we don't deserve to protect what we've got.

It is my understanding, that the reason the residence at 306 N. Rolling Road was converted to a residence on Altavue Road is because the county wanted to prohibit driveways from interacting with N. Rolling Road between the intersection of Old Frederick Road and Frederick Road. This section of road is backed up during morning and evening rush hours and particularly during the day on weekends. It is very hazardous as it is, exiting onto Rolling Road from Altavue Road where there is no light, because of poor visibility all along this section of N. Rolling Road. The proposed driveway will exit onto Rolling Road, which goes against the county's prior intent.

Please carefully consider the impact of this project on our neighborhood. This is a working class, honest tax-paying neighborhood and we are made up of people of all races. This neighborhood gets along well! Please don't make our neighborhood an undesirable place to live.

Leslie M. LaBrecque

Leslie M. LaBrecque

March 11, 1997

Lawrence E. Schmidt, Zoning Commissioner
400 Washington Avenue
Room 112
Towson, MD 21204

Re: Case # 97-334-SHPXA

Dear Sir;

I believe that the United States of America lost the war on drugs back in the '70s and has been fighting an ineffective rear guard action since then. There is no person in our community who is not directly or indirectly effected by drugs. Grandparents, family members and our state Foster Care Programs are raising children as a result of the drug addiction of the children's parents. In many cases these children experience behavior and health problems associated with early neglect and abuse, impacting the schools system. Drug related crimes are the rule rather than the exception. This problem will not go away until we as a nation not only "say no to drugs" but also take punitive action to end this blight on our society.

My husband and I would not hesitate to welcome an effective treatment program into the neighborhood. We have not fought the senior assisted group homes, head trauma, mental health and ARC homes, feeling that they enhance rather than detract from the community.

Potomac Healthcare's *Steppingstone* program is based on a treatment model that has been proven to be ineffective; and I hate to see our taxes being used for a program that only has a 30% success rate. Potomac has told us that the program will serve 8 women and up to 12 children for approximately 6-9 months. It is unrealistic for an addict, no matter how motivated, to come out of 28-day detox, relocated, find a job, achieve independence and turn her life around in the time allowed.

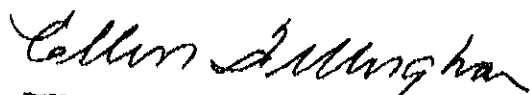
If a client is turned out of the program for non-compliance; no procedure has been outlined to return them to their home locality. Do they then become a burden on Baltimore County's Social Service programs? This program will add students to our crowded classrooms that may have behavior and learning problems resulting from the addiction of their

parents. If they are not permanent Baltimore County Residents, who is responsible for paying their tuition in our schools? How disruptive to our classrooms will the constant turnover of children cause as their parent leaves the program?

Another concern is clustering too many care centers in one area of the community. Within a 1 mile radius, there are already two senior assisted living facilities and a ARC home. Steppingstone should also consider the easy access to Route 40 and the drug traffic along this corridor into Howard County. Easy access to drugs can only be detrimental to the goals of the program.

I want to encourage my neighbors and elected officials to seriously consider the implications of not only funding this and like programs, but also the impact of clustering such programs in close proximity to one another and the impact that this will have on our already strained services as well as property values.

Sincerely,



Ellen Willingham, MA
2109 Old Frederick Road
410 788-4440

CC: Catonsville Times

March 9, 1997

Lawrence E. Schmidt, Zoning Commissioner
400 Washington Avenue
Room 112
Towson, Md., 21204

Re: Case 97 - 334 - SPHA
97 - 334 - SPHX

Dear Commissioner Schmidt:

We are writing to go on record as being **OPPOSED** to the proposed use of Robin's Range, 306 A.N. Rolling Road and 306 B N. Rolling Road, Baltimore, Md., 21228, as a Community Care Center. We live at 1902 Altavue Road, which is directly across the street from the proposed entrance to this facility.

Our community, known as Colonial Gardens, is a strong, stable and safe neighborhood consisting of single family homes, and we **DO NOT** want this Community Care Center in the midst of us.

We know for a fact that our property values will decline by 10% immediately if this plan goes through. We have just invested \$25,000 in renovations to our home because we want to remain here rather than move. Many of our neighbors have been here, as we have, for over 20 years and they have either retired here or hope to do so. We also have many young families in Colonial Gardens who enjoy living here and feel it is a safe place to raise their children. How safe will it be with an alcohol/drug rehab facility, with all of its attendant problems, put right in our neighborhood? Would you welcome this in your community or the community of your children? We think not.

Our homes are single residence dwellings. The proposal is for a maximum of 20 people living at Robins Range, plus the cook, housekeeper, administrative staff and counselors being there during the day. This is **TOTALLY UNACCEPTABLE** for this property.

Any school age children living at the Center will be taken into the Baltimore County Public School System, which at present is taxed to its limit with the additional expenses to be paid for by Baltimore County residents who are taxed to their limit.

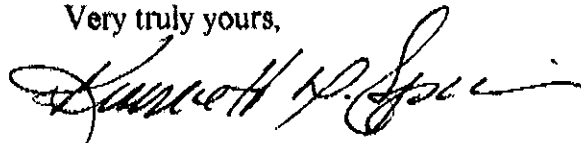
We are **OPPOSED** to the new parking lots to accommodate 11 parking spaces and the addition of administrative offices at the existing dwelling of 306 B N. Rolling Road. We are a single family dwelling community and this proposed project **DOES NOT** belong here.

This proposed Community Care Center is a **HOWARD COUNTY** project and should stay in Howard County and not **BALTIMORE COUNTY**. Baltimore County does not put its Community Care Centers into Howard County. Also, Catonsville, Md., already has its share of

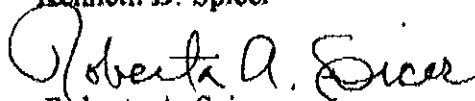
Care Centers. Within walking distance of our home is a home for retarded citizens and a home for the aged. We are not discriminating against these citizens but enough is enough. Please leave our Colonial Gardens alone.

Our improvement association, along with the N. Rolling Road Improvement Association, intends to oppose this project. We have retained our own attorney and will fight this for as long as it takes.

Very truly yours,



Kenneth D. Spicer



Roberta A. Spicer
1902 Altavue Road
Baltimore, Md., 21228
410 744 - 7317

Colonial Gardens
325 Waveland Road
Catonsville, Maryland 21228
March 13, 1997

Mr. Lawrence E. Schmidt, Zoning Commissioner
400 Washington Avenue
Room 112
Towson, Maryland 21204

Re: Case #97-334-SHPXA

Dear Mr. Schmidt:

I am writing to oppose the zoning of the property at Altavue and Rolling Roads for a Community Care Center within this community.

As a long time resident of Catonsville and Colonial Gardens, I have seen the increase of residential and business development which has and is affecting traffic flow along Rolling Road. To zone the property at Altavue and Rolling Roads for a Community Care Center will only increase the traffic burden on Rolling Road and through Colonial Gardens - areas that have already had to deal with the increase of traffic due to residential development along Old Frederick Road and out Rockwell Avenue as well as the business development along Route 40. Access to the proposed Center is planned through the residential streets of Colonial Gardens which are not patterned for heavy traffic flow; egress is planned to Rolling Road when there is already difficulty exiting from the Gardens to this heavily trafficked, single lane thoroughfare.

In addition, zoning permission for the proposed Care Center will necessitate the building of a parking lot not primarily for residents but for administrative, program and oversight staff (already indicating that the center is expecting higher volume of car traffic than a normal residential area). The proposed program will also require variances and modifications to the property to operate administrative offices, construct a playground, and other site changes. These revisions risk the potential of creating a water runoff problem

As Zoning Commissioner, I would ask you to take into consideration the impact a program from another county, Howard County, will have on the resources of Baltimore County, especially on the local social service resources. How many of these types of programs can be zoned for an area? How many other programs, such as the Care Center, is Baltimore County going to be able to support from other neighboring counties? We already have many social programs in the County, particularly in Catonsville, in an attempt to meet the needs of our own local residents.

Finally, I hope that you will objectively listen to the concerns of individuals who do not want to see property values decline, access to their homes altered, potential for traffic accidents increased, and their county resources used to support a program from a neighboring county. I realize you experience political pressure in your position, but would ask you not to bow to those forces in this decision, but to give serious consideration to the impact another major program will have on a very tight, congested area of Catonsville.

Thank you for your consideration of this request.

Sincerely,



Madeline E. O'Connell (Mrs. Jack E. O'Connell)

March 9, 1997

Zoning Commissioner's Office
Lawrence E. Schmidt, Zoning Commissioner
400 Washington Ave.
Room 112
Towson, MD 21204

97-334-SHP1A
3/17/98

Case# 97-334-SHPXA

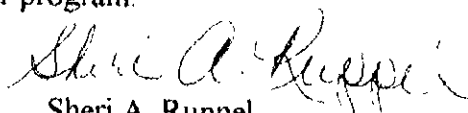
Dear Mr. Schmidt,

I am writing to you because of my deep concerns regarding Potomac Healthcare's proposal to use Robin's Range for a program called "Steppingstone"

I grew up in Colonial Gardens from the time I was 8 years old. I left when I got married only to move back nine years ago with my own family. This community has always been a very safe, stable and enjoyable place to live and raise a family.

I strongly oppose this proposal for a number of reasons. The first is the added traffic this will place on an already very busy and congested Rolling Road. There are numerous businesses in close proximity to Colonial Gardens, we certainly do not need one right inside our community. The second is what it will do to the value of our homes and property. I worked extremely hard to be able to afford to buy a home and I chose a community that I knew was safe and stable. I also chose it because I knew the value of my investment would increase and since a home is probably the biggest investment most people make, the return on that investment is important. Placing a business within the community will not increase my investment, but instead decrease it. Should I be made to suffer a loss on my investment, because a business from Howard County felt compelled to set up in my community? This brings me to my third objection. If Howard County is so adamant about using a place in a residential area, then I suggest they look for a place in their own residential areas, which they have not even attempted to do. My last objection is in regard to the schools. Our schools are already overcrowded. I do not feel that my children should receive less of an education because a business from Howard County has added additional children to an already overcrowded situation. Our schools should be made available to Catonsville Residents. These are the individuals supporting the schools, youth programs, elderly programs and many others associated with Catonsville.

It is my hope that you will not only hear these concerns, but truly listen to them and rule against Potomac Healthcare using Robin's Range for their program.


Sheri A. Ruppel
Concerned Colonial Garden's Resident

ACTIVITY REPORT

TIME: 03/12/1997 00:00
NAME: ZONING COMM OFFICE
FAX : 410-887-3468
TEL :

| DATE | TIME | FAX NO./NAME | DURATION | PAGE(S) | RESULT | COMMENT |
|-------|-------|----------------|----------|---------|--------|----------|
| 03/11 | 13:14 | 4104261140 | 13 | 00 | ERROR | RX 20 01 |
| 03/11 | 13:25 | 4104261140 | 01:17 | 02 | OK | RX EOM |
| 03/11 | 16:45 | 410 887 7356 | 01:10 | 02 | OK | RX EOM |
| 03/11 | 17:41 | 4103424110 | 26 | 01 | OK | RX EOM |
| 03/11 | 18:08 | | 46 | 02 | OK | RX EOM |
| 03/11 | 21:59 | 1 410 455 6007 | 02:29 | 05 | OK | RX EOM |

CV : COVERPAGE CA : CANCELLED MSG.
POL: POLLING RET: RETRIEVAL

Mr. Schmidt, Zoning Commissioner
Page 3
March 11, 1997

We urge you in the strongest possible way to reject PHC's request for variances, and insist they find a suitable location in Howard County. Thank you for your attention to this matter.

Sincerely,

David and Aliza Worthington
(signed)

Attached please find our letter objecting to Potomac Healthcare's planned use for Robin's Range in Catonsville, MD

Three pages will follow.

Thank you for your attention to this matter.

Sincerely,

David and Aliza Worthington

1939 Altavue Road
Baltimore, MD 21228
410-455-6007

March 11, 1997

Lawrence E. Schmidt, Zoning Commissioner
Zoning Commissioner's Office
400 Washington Avenue
Room 112
Towson, MD 21204

RE: Case # 97-334-SHPXA (Potomac Healthcare)

Dear Mr. Schmidt,

We are writing to express our deep concern for Potomac Healthcare's plans for Robin's Range in Catonsville, MD. We live on Altavue Road, and Robin's Range is located at the corner of Rolling and Altavue Roads.

My husband and I are alarmed to learn that Potomac Healthcare (hereinafter, "PHC") plans to lease Robin's Range and convert it to a halfway house for recovering alcoholics and drug addicts. It may house up to twenty people at a time: eight women and twelve children. It is a Howard County program called "Steppingstone," with more participants from Howard County than any other. We are distressed by their attempt to locate operations in Baltimore County. This development worries us for several reasons.

Traffic on Altavue Road is very busy. It intersects Rolling Road, and is parallel to Old Frederick Road (one block North of Altavue), both extremely highly traveled roads. Many people speed down Altavue to get to St. Paul's Lutheran Church's pre-school, on the corner of Altavue and Lee. Creation of a group home at Robin's Range, with its entrance on Altavue, will make a bad traffic situation much worse.

Secondly, PHC will need to create a parking lot to accommodate its residents and staff. This is a problem because of the nature of the home. It is a beautiful, huge home, originally built in 1810, and on the verge of being designated an historic landmark. It is surrounded by trees and gardens and a pond. Many trees would need to be cut down to make room for the parking lot. This would destroy the beauty of the three-acre estate, and diminish the natural setting of the neighborhood.

Additionally, PHC would need to transform part of the estate for use as administrative offices. They promised to have someone on staff twenty-four hours a day, yet they currently have only one person hired. They will clearly need to hire more people to adequately staff the project. We vigorously object to another business in our RESIDENTIAL neighborhood.

Mr Schmidt, Zoning Commissioner

Page 2

March 11, 1997

A third concern is with water runoff. Previous plans to develop the property and build several houses were struck down because so many residents would create water problems, particularly for homes downhill from Robin's Range. PHC plans to put up to twenty residents in this halfway house, which would create similar, if not identical problems.

We are also worried about the number of community care centers in this area. There is already a home for elderly on Rolling Road, directly across the street from Robin's Range. There is also a group home for mentally retarded people at the corner of Ludwell Avenue and Old Frederick Road. PHC's home would be the third group home in a one-square-block area! We believe that is too many.

Another compelling argument against locating Steppingstone at Robin's Range involves property values. An independent appraiser told us that the day PHC begins operations at Robin's Range, our property values will decrease by ten percent. As it continues, we will lose an additional fifteen percent of our property values. We paid \$132,000 for a home in this safe, stable neighborhood. We will initially lose \$13,200, then over the long term, another \$18,000, for a total loss of approximately \$31,000. Who will reimburse us for this loss? Will Howard County? Baltimore County? It is not as if we were careless with our money - gambling it away at a casino or throwing it in the gutter. We worked hard to buy this house, and we saved for a long time. We are in NO position to sell it, and this projected loss in value will be financially devastating.

Adding to our worries is the impact on schools and social services. The children of these women would be enrolled in Baltimore County schools, which are already overcrowded. Baltimore County residents would be paying for these children's schooling, and most of them are NOT Baltimore County residents! Success rate for the adults in the program is very low - about 30%. Those who fail this program are kicked out, but NOT taken back to Howard County. This will exacerbate an already troubling homeless and welfare situation in Baltimore County, and they are also NOT Baltimore County residents.

In summary, we cannot voice our opposition strongly enough. Steppingstone has admirable goals, but such vehement and hostile opposition to the program can not be good for its participants. It is a Howard County program, and should STAY in Howard County. Operating it at Robin's Range would be a physical, emotional and financial assault on the over 300 families in Colonial Gardens and along Rolling Road. We believe it is grossly unjust to launch such an assault on over 300 families for the dubious benefit of 8 women, the large majority of whom are not even Baltimore County residents.

Janet C. Shears
301 Lee Drive
Baltimore, Maryland 21228-4216

Mr. Lawrence E. Schmidt
Zoning Commissioner
Room 112
400 Washington Avenue
Baltimore, Maryland 21204

Case: #97-334-SHPXA

Mr. Schmidt:

I join my neighbors and the Colonial Gardens Home Improvement Association in expressing our concerns regarding the proposed re-zoning of the property known as Robin's Range.

As a 37-year resident of the area, I, too, am opposed to the use of this property by another county's agency for the purpose intended.

Altavue Avenue is a quiet area. The inclusion of a playground, a parking lot, the additional traffic flow onto Rolling Road is not in keeping with the tradition of this peaceful area.

Perhaps the most troubling facet is the use by Howard County in a private sector; why can't they find private property in their own backyard?...not ours!

Your consideration of the concerns of the neighborhood must be one of your goals, and your Solomon-like decision will affect the lives of all the area residents.

Please use your judgment wisely.

Yours very truly,

Janet C. Shears
(Miss) Janet C. Shears

FAXED

MAR 14 1997

#Pages 1

1914 Rockwell Avenue
Baltimore, Maryland 21228
12 March 1997

Zoning Commissioner's Office
Lawrence E. Schmidt, Zoning Commissioner
400 Washington Avenue
Room 112
Towson, Maryland 21204

Reference: Case # 97-334-SHPXA

Mr. Commissioner:

I am writing in regard to the proposal by Potomac Healthcare to lease the property at the corner of Rolling Road and Altavue Avenue (Robin's Range) for the purpose of operating a program called "Steppingstone." This program is for pregnant women and women with young children who are addicted to drugs or alcohol.

As I understand, Steppingstone is a program that is funded at the state level through the Howard County Health Department Addictions Services. Howard County residents form the largest single component of those participating. With that in mind, why is the facility being planned in Baltimore County? Are there no suitable facilities in Howard County? If that is the conclusion, I sincerely doubt that anyone expended more than minimal time and effort to secure a suitable location in Howard County.

Steppingstone has been operational for approximately 18 months and has been located at two motel sites in Howard County. It seems to me that if those in charge felt a sincere need to relocate to a residential facility in Howard County, they could have done so in that time period.

Potomac Healthcare acknowledges that Steppingstone has a 30 percent success rate. This means there will undoubtedly be a high turnover of program residents. The residents will only be required to undergo a 28-day detoxification program prior to entering Steppingstone. That time period will probably prove to be insufficient to deter a return to alcohol or drug use.


The volume of traffic on Rolling Road is already far greater than what was probably envisioned at the time it was planned. Rolling Road is a primary alternative as a north/south road for those who do not wish to use Interstate 695. The additional traffic that would accompany Steppingstone would render the road system inoperable. Even though a parking lot is planned for 12 cars, it is extremely likely that additional parking will be needed for the 20 residents plus guests plus staff. Will current homeowners of Altavue Avenue have to compete for available parking?

Steppingstone is a Howard County program. Bringing it to Catonsville has the potential for severely impacting the schools and other local social services. It would also, undoubtedly, have a negative impact on property values.

I am not commenting on the value of Steppingstone. If the Howard County Health Department Addictions Services wishes to operate Steppingstone, it should do so **within Howard County**.

I recognize that Steppingstone is funded at the state level. However, the state is not mandating (or at least has no legitimate reason to mandate) the establishment of the facility in Baltimore County. If Howard County is serious about Steppingstone, it behooves those in Howard County to seriously look for a suitable location in Howard County -- the county where approximately 40 percent of Steppingstone participants chose to live before entering the program.

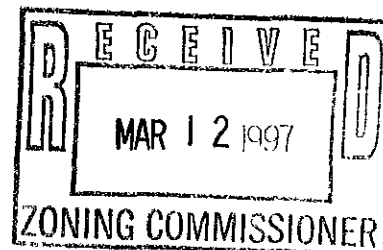
Sincerely,

A handwritten signature in cursive script, reading "Mark E. Romanoff". The signature is written in dark ink and is positioned above the printed name.

Mark E. Romanoff

3/12/97

Mr. Lawrence Schmidt
Zoning Commissioner's Office
400 Washington Avenue
Room 112
Towson, MD 21204



Case# 97-334-SHPXA
Robin's Range

Dear Commissioner Schmidt:

In reference to above requested change in zoning,
I am very concerned about several issues.

First, the lack of compatibility with the Colonial
Gardens community. It is a middle class residential
community with many young families and this type of care
center just does not fit in.

Secondly, the traffic density is very thick, especially
during the a.m. & p.m. rush times as well as weekends. We
as residents of the local neighborhood do not appreciate
Zoning knowingly adding traffic problems to our area.

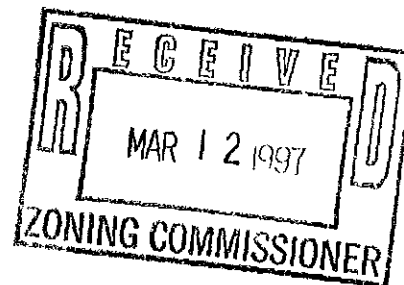
Third, water runoff was a concern to Baltimore County
when Mr. Garvey applied for subdivision of the property.
With construction of a parking lot & playground, I would
think that water runoff would continue to be a major
concern.

Fourth, there are already 3 care facilities in this
immediate area. Enough is enough. Let's let Howard County
take care of their own and we will take care of our own as
we are already doing.

Very truly yours,

Robert J. Molloy
311 Waveland Road
Catonsville, Md 21228

Catonsville
700 Frederick Road
Catonsville, Maryland 21228
(410) 744-4100
FAX (410) 744-1160



Zoning Commissioner's Office
Lawrence E. Schmidt, Zoning Commissioner
400 Washington Ave
Towson, Md. 21204

CASE# 97-334-SHPXA

Dear Mr. Schmidt

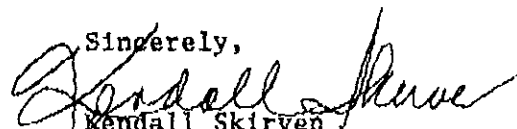
I am a life long resident in Catonsville & have been in the Real Estate Business for over 20 years.

The matter mentioned above CASE#97-334-SHPXA is a real concern for myself and many other residence in Catonsville. How many Community Care centers does one area need? A new assisted living facility has just opened across the street from the subject property and that is the second one a less than 2 years in Catonsville alone. Another point of interest is the impact of property value's in a neighborhood that has attracted young families with children. I understand this to be a Howard County program & I am sure there are facilities in Howard County to serve their needs.

Not to mention the additional traffic along Rolling & Altavue Ave. This program is not suited nor compatible for the area.

Please give this matter serious consideration.

Sincerely,


Kendall Skirven
Realtor

1923 Altavue Road
Catonsville, MD 21228

March 12, 1997

Lawrence E. Schmidt
400 Washington Avenue, Room 112
Towson, MD 21204
Case # 97-334-SPHX and Case # 97-334-SPHA

Dear Mr. Schmidt,

As residents and homeowners of Baltimore County and Catonsville, respectively, we would like to express our opposition to Case # 97-334-SPHX and Case # 97-334-SPHA the proposed Steppingstone program that Howard County desires to run at the Robin's Range property located in Catonsville. The cases are to be presented to the zoning board in Towson on March 17, 1997.

Being lifelong Catonsville residents, we have witnessed increased traffic congestion specifically on Rolling Road where the Robin's Range property is located. Numerous times during the day, Rolling Road traffic backs up and comes to a complete standstill. Altavue Road which also borders this property, has had increased traffic due to this congestion. Altavue Road is a residential side street that is also being used as a cut through for traffic attempting to reach Old Frederick Road to avoid having to make an almost impossible left hand turn off of Rolling Road.

The addition of the proposed eleven to twelve parking spaces that would be needed for the Steppingstone program would add an increased burden to this already congested traffic area. In addition to the traffic problem, this section of Rolling Road is extremely narrow and is without sidewalks. The proposed program would house twelve children who would be in great danger of such heavy, continuous traffic and would be unable to safely walk to a school bus stop. Waiting for the bus would require close supervision of several adults. However under the proposed Steppingstone program, the adults would be at work, leaving one counselor to supervise twelve children at a heavy traveled roadside without the benefit of a sidewalk.

At present, schools in Catonsville are over capacity. We know this first hand as our own children are bussed past an elementary school to reach their elementary school. This was a result of redistricting to control the overcrowding. However, the Catonsville schools have needed to add trailers at all their school sites in an attempt to deal with the continual growth. Adding a continual flow of twelve children from one home site such as the Steppingstone program would do, only adds to this overcrowding. In addition, this is without any financial support due to it being a Howard County program.

The constant change of residents at Robin's Range would certainly decrease the property value of the homes in this stable neighborhood. Residents of Robin's Range would not have a vested interest in the community of Catonsville or in the surrounding neighborhoods.

For the above mentioned reasons, we are opposed to Howard County's Steppingstone Program to be placed at the Robin's Range property in Catonsville. We hope you will seriously reconsider this proposal and understand that it is not in the best interest of all to be located in the residential neighborhood that Robin's Range resides in. We look forward to your quick input and response to this issue.

Sincerely,

Mary D. DeClue

Stephen E. DeClue

Mary D. DeClue

Stephen E. DeClue

END

ReVisions

BEHAVIORAL HEALTH SYSTEMS

Post Office Box 21059 20 Winters Lane Catonsville, Maryland 21228 410/747-4492 FAX-410/747-7960

March 14, 1997

Mr. Lawrence E. Schmidt
Zoning Commissioner
400 Washington Ave.
Room 112
Towson, MD 21204

Re: Case 97-334-SHPXA

Dear Mr. Schmidt:

I am writing to give my organization's unqualified support for Potomac Healthcare's Stepping Stone project which is proposed for South Rolling Road in Catonsville.

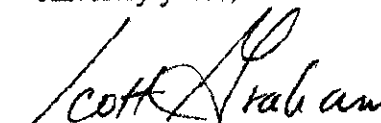
Actually, though, the question of support or opposition is moot here. In 1988 Congress passed the Fair Housing Amendments Act. As a part of that act the disabled were added as a protected class. Included in that class are those who are **recovering** from alcohol or drug abuse. If I am not mistaken, this is the target population for Stepping Stone.

The proposed residents are, then, covered by the Fair Housing Amendments Act of 1988. The law deems a group of individuals with disabilities needing supportive residential environments as a single family. Unless there are County zoning or land use issues that the County would apply to other single families in the same zone, then the County cannot impose such requirements, restrictions etc. on Stepping Stone. Nor can community opposition to the project be a determinate for allowing individuals to move into the community residence of their choice.

These matters of law have been supported numerous times in many U.S. courts, even to the point of supporting the siting of nursing homes for frail elderly in residential zones. There isn't an issue here, except for the education of ill-informed community groups.

Thank you for your consideration in this matter.

Sincerely yours,


Scott Graham, MBA, CMHA
President & CEO

cc Beth Pepper

